

MATTHEW JAMES

Residential Sales • Lettings • Management



Marlborough Road, London, N19 4NA

£2,000 Per Month

A light and airy, high ceilinged one bedroom flat, on the first floor of a Victorian conversion, very conveniently located on a quiet, leafy side turning, within easy walking distance of Upper Holloway Overground Station and Archway Underground Station (Northern Line), along with numerous bus routes operating throughout the local area, all giving speedy access to the West End, City and beyond. There are a host of local amenities on offer in the area with a rich selection of independent shops, bars, cafes and restaurants, as well as having Whittington Park on your doorstep. Features include a lounge, open plan kitchen, good sized double bedroom, shower room. Furnished. Available now.

First Floor Entrance

Accessed from the upper ground floor building entrance via a communal carpeted hallway and staircase.

Entrance Lobby

Parquet flooring

Lounge



A bright reception room, with a high ceiling and decorative cornicing, features include double glazed sash windows to the front of the building, parquet flooring, radiators, pendant light fitting, TV, telephone and media points. Opening to.....

Open Plan Kitchen



A range of white gloss wall and base units with stainless steel fittings and white worksurfaces, incorporating a sink with mixer tap and an integrated fan assisted oven/grill with four ring gas hob. Other appliances include a fridge/freezer and washer/dryer. Other features include parquet flooring, double glazed sash window to the front of the building, tiled splashbacks, Vaillant combi boiler and pendant light fitting.

Double Bedroom



A well proportioned and light double bedroom with parquet flooring, double glazed sash windows to the rear of the building, high ceiling, radiator and pendant light fitting.

Shower Room



A modern fully tiled shower room, with a glass screened shower cubicle and both over head rose and wall mounted hand held shower fitting options, low flush W.C, a wash basin set into the top of a storage unit and chrome heated towel rail.

Exterior

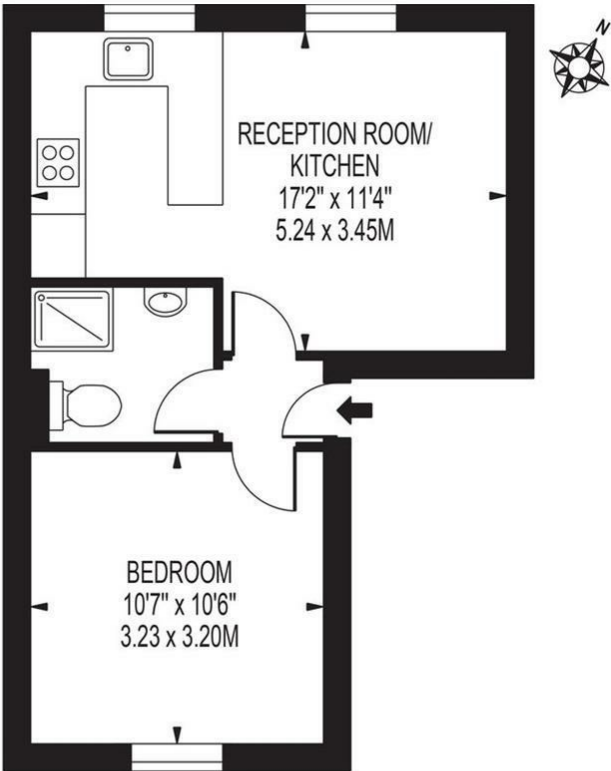


Additional Information

Islington Council Tax Band C

Floor Plan

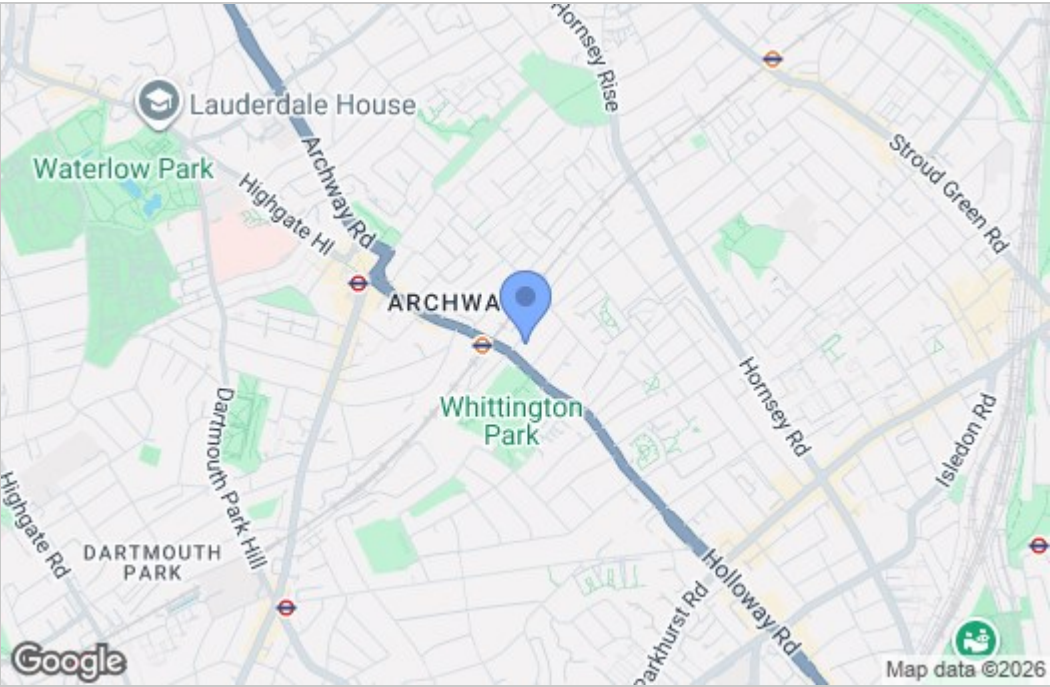
MARLBOROUGH ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 344 SQ FT - 31.96 SQ M



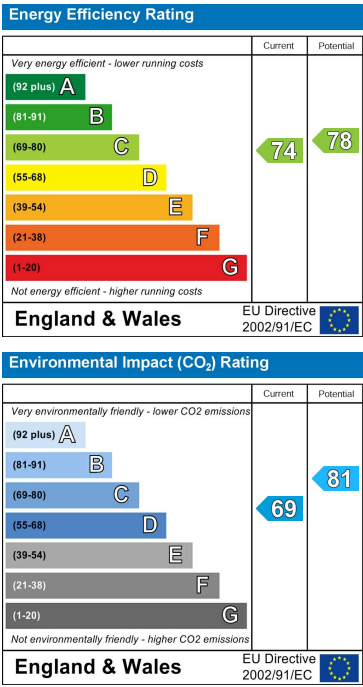
FIRST FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



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