



Marlborough Road, N19

APPROX. GROSS INTERNAL FLOOR AREA 496 SQ FT / 46.1 SQ M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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MARLBOROUGH ROAD

2 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

- > BRAND NEW 150 YEAR LEASE ON COMPLETION
- > CHAIN FREE
- > COUNCIL TAX BAND: C
- > EPC RATING: C

KEY FEATURES

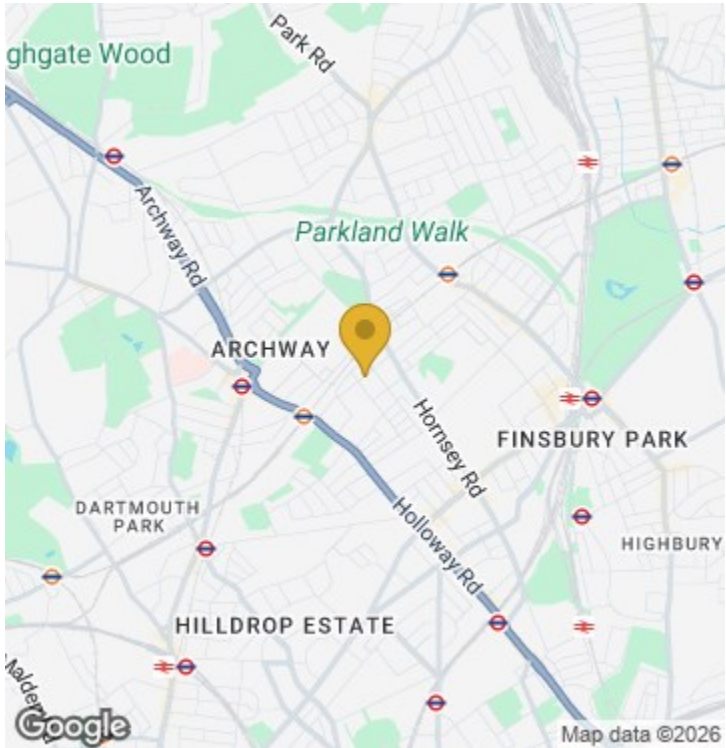
- FIRST-FLOOR REFURBISHED PERIOD APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- OPEN-PLAN RECEPTION/KITCHEN
- BRAND NEW 150 YEAR LEASE ON COMPLETION
- CHAIN FREE
- CLOSE TO FINSBURY PARK & CROUCH END

YOURS FOR
£450,000

Set on the first floor of a handsome period building, this beautifully refurbished two bedroom apartment offers bright, contemporary living with the rare benefit of a private terrace.

The apartment is completed by a contemporary shower room, finished with large-format tiles, a walk-in rainfall shower, modern sanitaryware and quality fittings throughout. Additional highlights include newly laid carpets, bespoke internal doors, modern radiators and excellent built-in storage. Positioned on Marlborough Road, the property is ideally located for access to both Finsbury Park and Crouch End, offering an exceptional range of independent cafés, restaurants, green spaces and transport connections, including nearby Underground and Overground services.

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PROPERTIES
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

