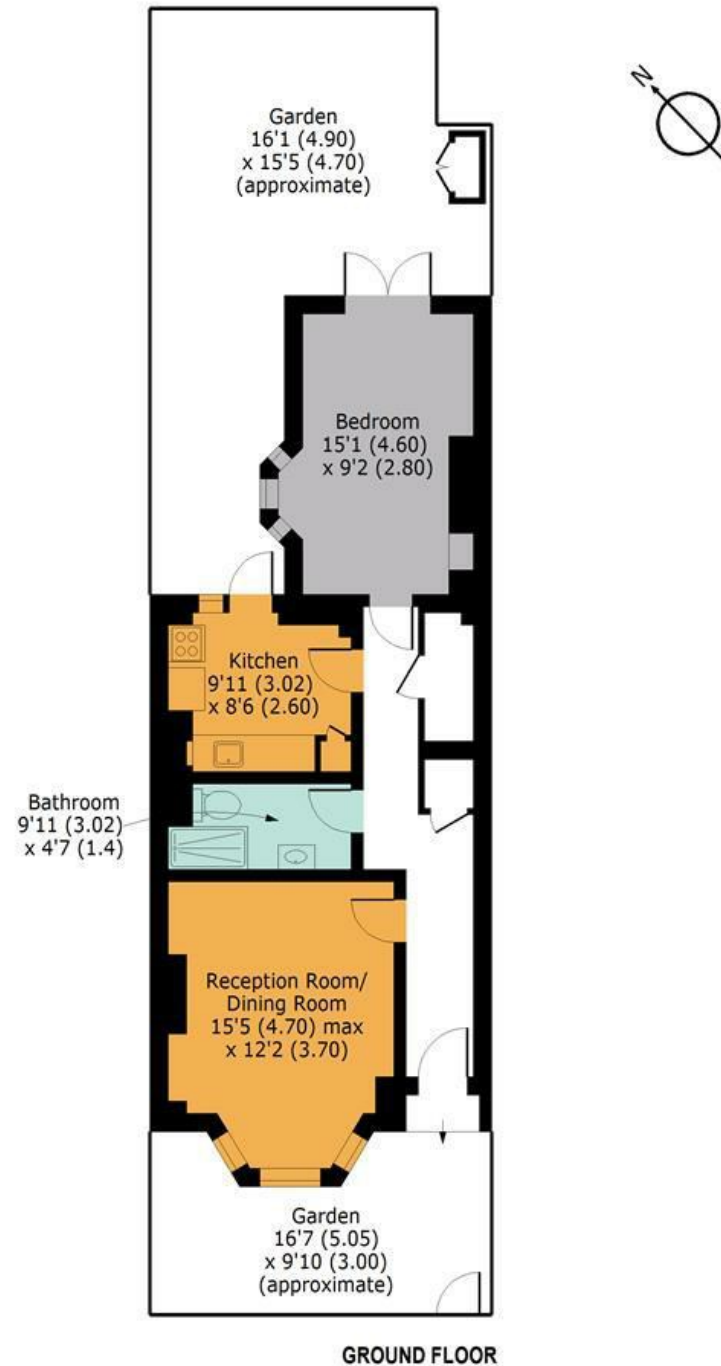




Marriott Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 604 SQ FT / 56.1 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.

lpaplus.com

Date: 28/11/2025



DAVIES & DAVIES ESTATE AGENTS

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MARRIOTT ROAD

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

- > 1 BEDROOM
- > SHARE OF FREEHOLD
- > EXCELLENT TRASPORT LINKS
- > CHAIN FREE

KEY FEATURES

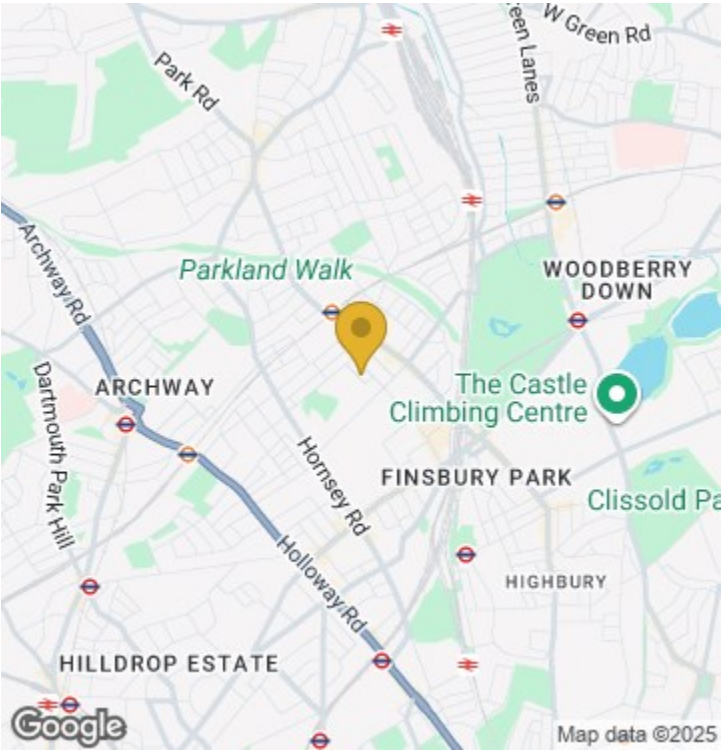
- ONE-BEDROOM VICTORIAN GARDEN FLAT
- PRIVATE GARDEN SPACES
- BRIGHT BAY-FRONTED RECEPTION ROOM
- MODERN SEPARATE KITCHEN WITH GARDEN ACCESS
- DUAL-ASPECT DOUBLE BEDROOM
- MOMENTS FROM FINSBURY PARK STATION AND STROUD GREEN AMENITIES

YOURS FOR  
£475,000

Set on the ground floor of a handsome Victorian conversion, this beautifully proportioned one-bedroom garden flat blends period charm with modern comfort. Complete with two private garden spaces, a contemporary bathroom, and a calm, leafy outlook you're found just moments from Finsbury Park Station.

Marriott Road is a sought-after residential street within Stroud Green's vibrant community, just a short stroll from Finsbury Park Station (Victoria, Piccadilly & National Rail) and the green open spaces of the Parkland Walk. Independent cafés, restaurants and shops line nearby Stroud Green Road, with the tranquillity of local parks and nature trails moments away.

SEE MORE  
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 <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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

