

**Marlborough Road, , Upper Holloway, N19 4PA**

**£1,395,000**

A beautifully presented Victorian terraced house that has just undergone extensive refurbishment and offers well planned accommodation arranged on three floors, comprising: master bedroom with dressing room and bathroom en suite, 3 further bedrooms, 2 shower rooms (one en suite), 2 reception rooms, superb kitchen/breakfast room, cloakroom, and South-East facing rear garden. The property is conveniently situated just moments from Upper Holloway train station and within half a mile of Archway (Northern Line) Underground Station.

**Reception Room 1**  
14'4" x 12'2" (4.39 x 3.73)



**Kitchen**  
18'3" x 9'4" (5.57 x 2.87)



**Reception Room 2**  
11'6" x 9'11" (3.51 x 3.04)



**Bedroom 1**  
16'4" x 14'10" (4.98 x 4.54)



**Breakfast Room**  
9'0" x 8'9" (2.76 x 2.69)



**Bathroom en Suite**



**Bedroom 2**  
14'6" x 9'4" (4.44 x 2.85)

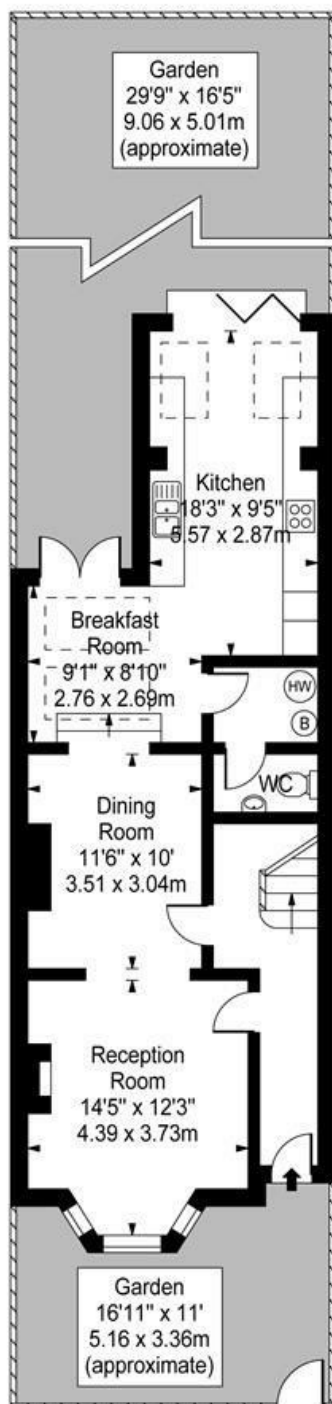
**Bedroom 3**  
16'4" x 8'10" (4.98 x 2.70)

**Bedroom 4**  
11'4" x 10'1" (3.47 x 3.09)

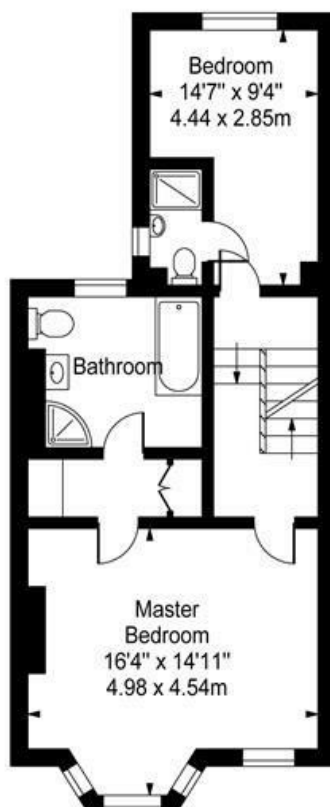
**Garden**

29'8" x 16'5" (9.06 x 5.01)

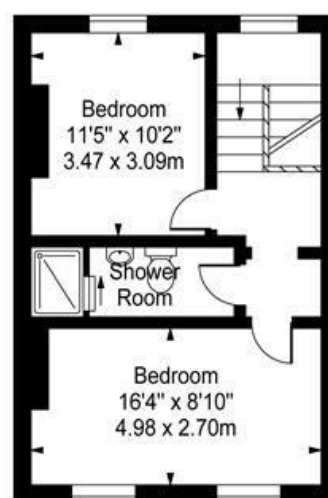




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1704 Sq Ft - 158.74 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.pmsupply.co.uk](http://www.pmsupply.co.uk) Ref: No. 31733

This floor plan should be used as a general outline for guidance only and do 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.

