



**Marlborough Road, London, N19**

Guide Price: £450,000

 Benham  
& Reeves

# Marlborough Road, London, N19

 2 Bedrooms    1 Bathroom    Share of Freehold

A well-presented two-bedroom garden flat, arranged over the entire ground floor of this period conversion, located on this popular residential turning in Upper Holloway.

The accommodation comprises a bay-fronted reception room with a contemporary open-plan kitchen, a bathroom, and two bedrooms providing direct access to the private 29' south-east facing rear garden.

Marlborough Road is surrounded by superb transport links providing easy access to the City, Central, and West London. These include Upper Holloway overground station and Archway underground station (Northern Line), along with Finsbury Park, and Holloway for Victoria & Piccadilly Line services and mainline trains. The eclectic selection of independent retailers and high street brands found along Holloway Road, several popular schools, and the wide open spaces of Hampstead Heath and Finsbury Park are all within easy reach.



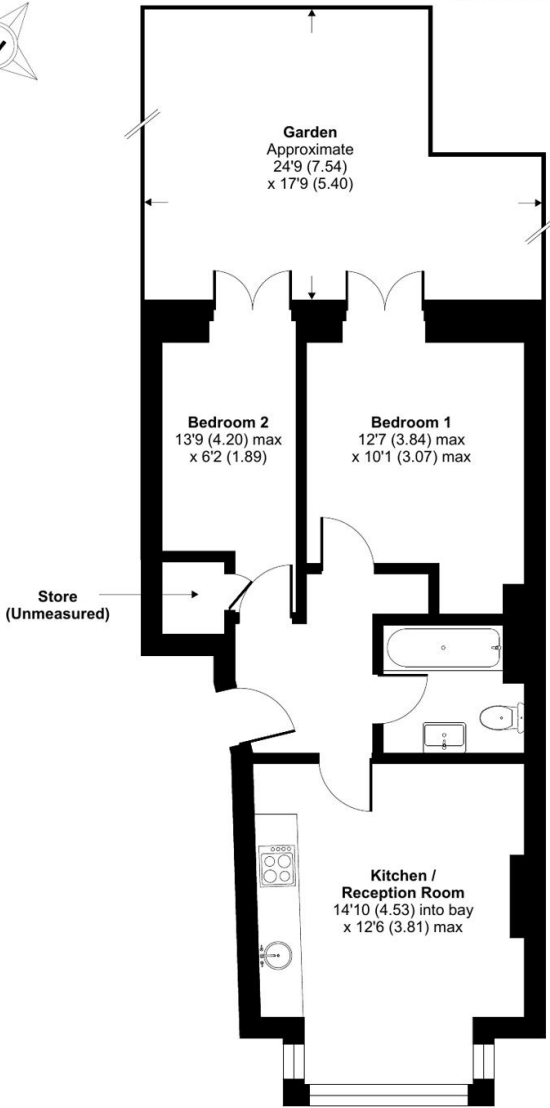


## Property Features:

- Two Bedrooms
- Bathroom
- Reception Room
- Open Plan Kitchen
- 29' Rear Garden
- Residents Parking

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Approximate Area = 470 sq ft / 43.6 sq m  
For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Share of Freehold  
Expires 25/12/2109  
Approximately 83 Years Remaining

Service Charge: £769 (per annum)

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250734

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E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

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