



TWO BEDROOM GROUND FLOOR EDWARDIAN MAISONETTE WITH OWN FRONT ENTRANCE AND DIRECT ACCESS TO ITS OWN REAR GARDEN WHICH BACKS ON TO THE NEW RIVER. The internal accommodation comprises; Two bedrooms (one larger, one smaller) frontal lounge/reception room, 'L' shaped hallway with custom built floor to ceiling cupboards, large kitchen/breakfast room with laundry/utility area, door off leading to a good size bath/shower room and a further door from the utility area leading out to a raised decked seating area with steps down to its own rear garden which backs on to the New River. The property is in generally good order throughout and would benefit from some cosmetic redecoration etc..

Marlborough Road, Bowes Park N22 8NN

£465,000 Share of Freehold

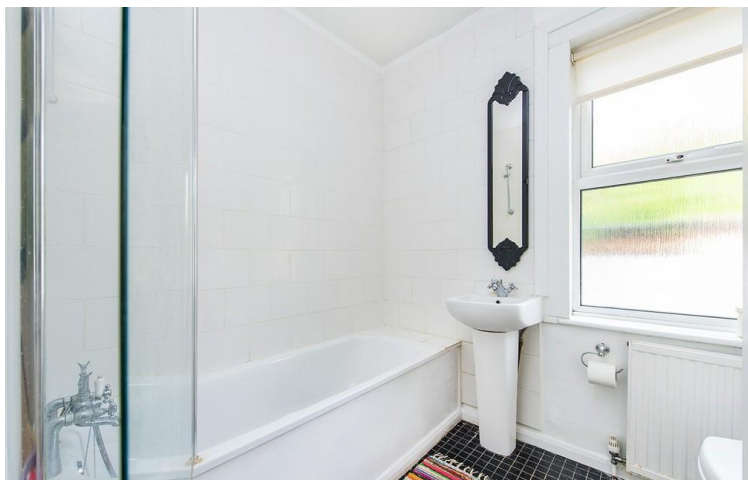
HOBARTS ESTATE AGENTS

3 Crescent Road, Alexandra Park, London, N22 7RP

sales@hobartsproperty.co.uk

www.hobarts.co.uk

0208 889 4322



- Own Front Entrance
- Frontal Lounge/Reception Room
- Combined Bathroom/WC
- Laundry/Utility Area
- Close National Rail/Tube/Shops etc.

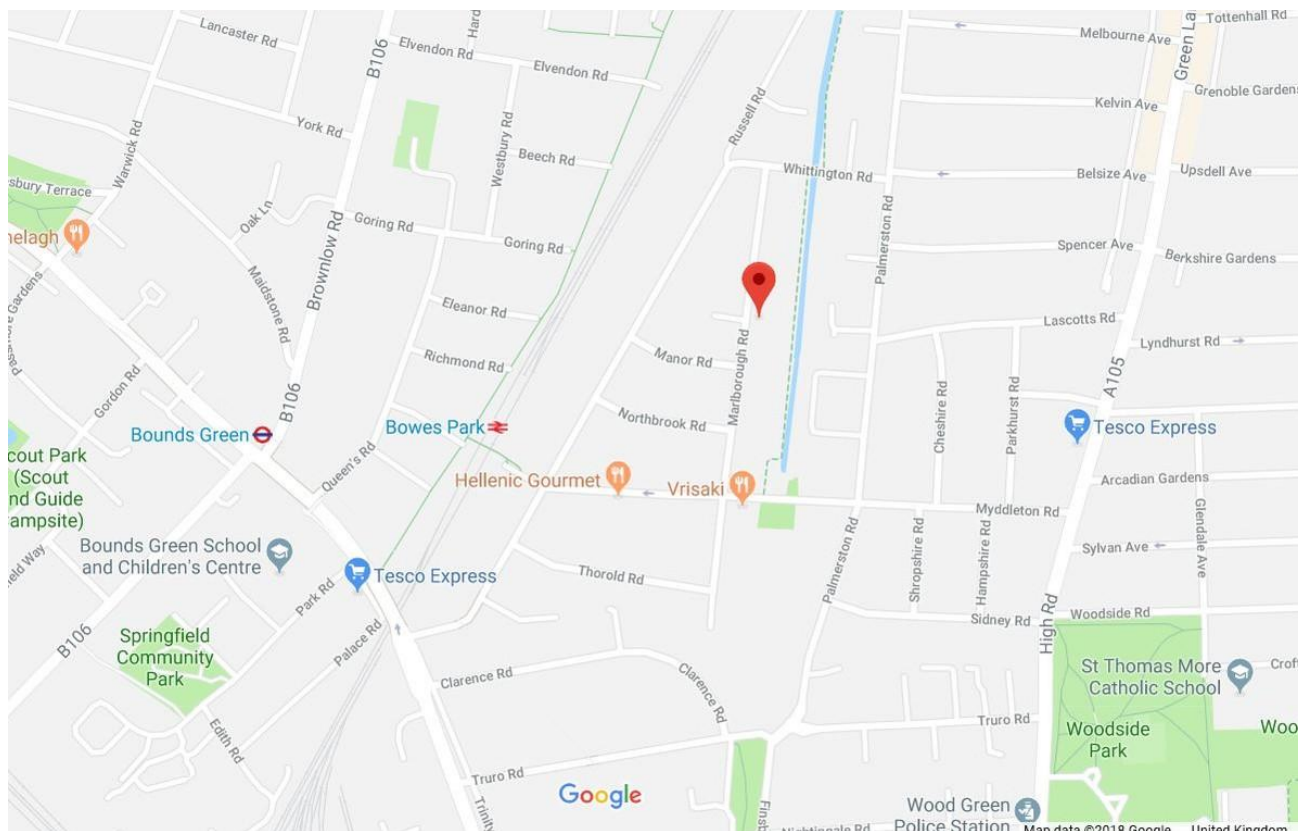
- Own Rear Garden(Direct Access)
- Secure White UPVC Double Glazing
- Ample Storage
- Backs On to The New River
- (20/25 Mins City/West End)

Marlborough Road N22



Approx. Gross Internal Area: 805 ft² ... 74.8 m² (excluding store)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Penneville Surveys Ltd



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	70
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address:
80 Marlborough Rd N22 8NN

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	67
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure:
Share of Freehold

Ground rent:
TBA

Service Charges:
TBA

Local Authority:
Haringey London
Borough Council

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
020 8889 4322

Contact:
3 Crescent Road
London N22 7RP

sales@hobartsproperty.co.uk
www.hobarts.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.