



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, N22 8NN

£485,000 Share of Freehold

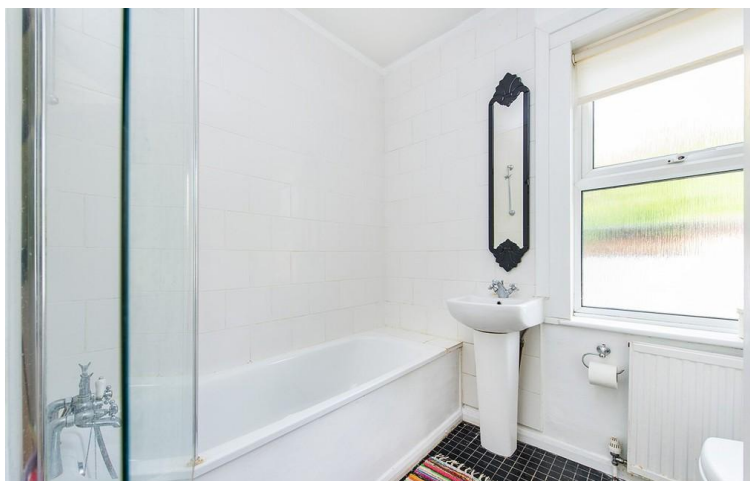
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- Own Front Entrance
- Frontal Lounge/Reception Room
- Combined bathroom/WC
- Laundry/Utility Area
- Close national rail/Tube/Shops etc.

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

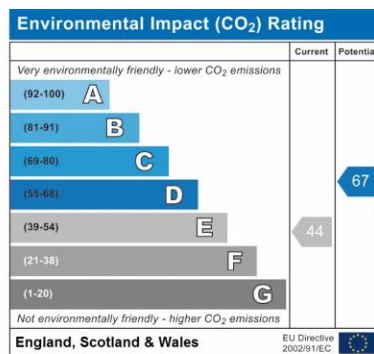
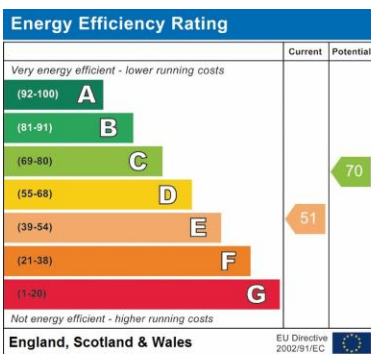
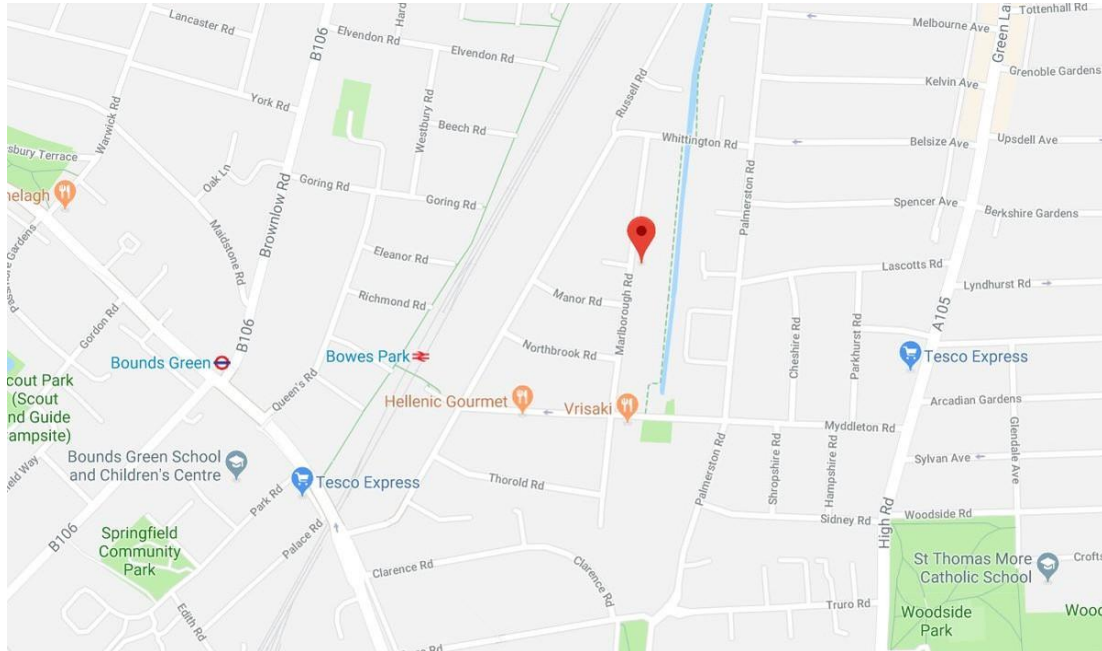
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Approx. Gross Internal Area: 805 ft² ... 74.8 m² (excluding store)

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) Peninsula Surveys Ltd



Tenure:
Share of Freehold

Local Authority:
Haringey London
Borough Council

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

Contact:
3 Crescent Road
London N22 7RP

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PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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