



Marquis Road, N4 3AT
£2,750 pcm

**DAVID
ANDREW**

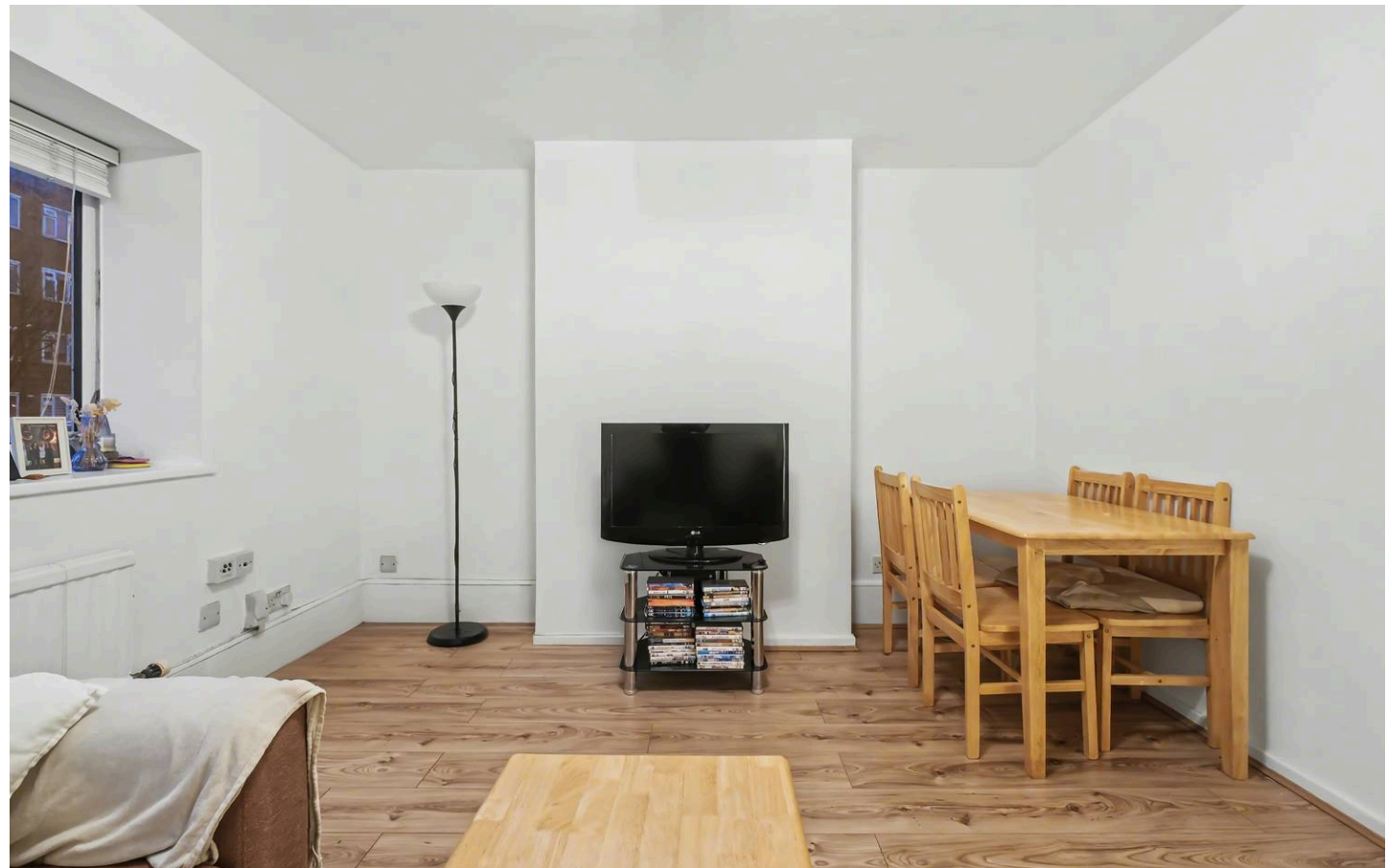
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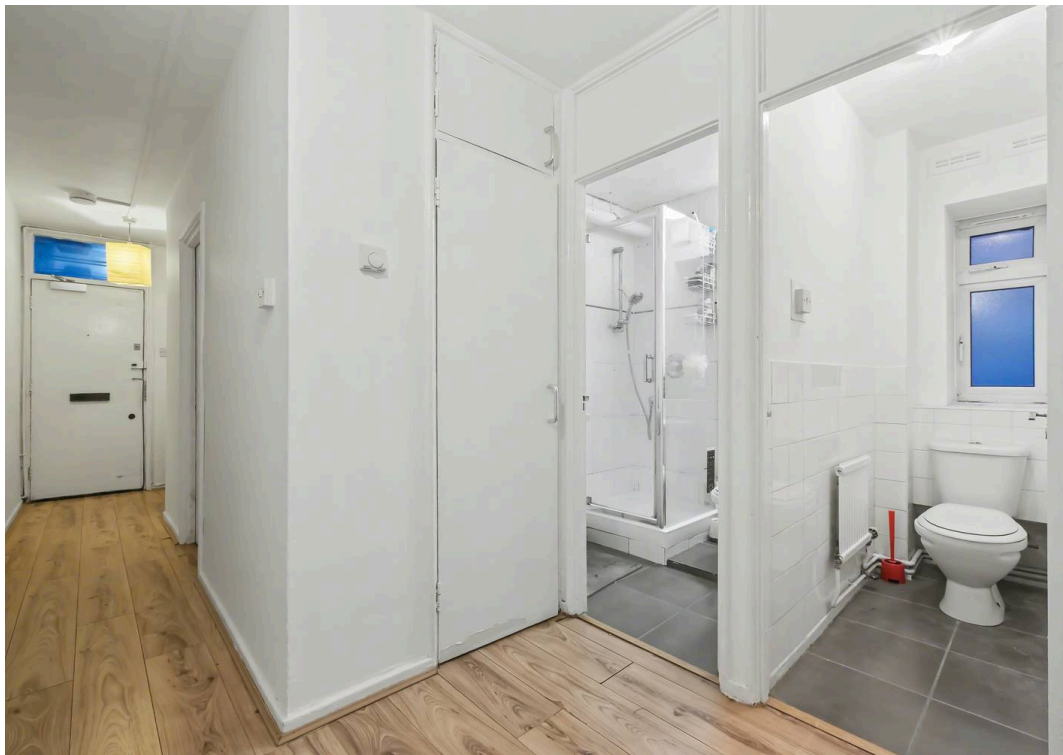
Introducing a charming and well-proportioned three-bedroom apartment located on a quiet residential street in the highly sought-after Stroud Green area, offering a comfortable and spacious home in one of North London's most desirable neighbourhoods.

This inviting property features a bright and generous reception room, enhanced by large double-glazed windows that allow natural light to fill the space. Elegant wooden flooring adds warmth and character throughout, while the fully fitted kitchen provides a stylish and functional setting with ample storage and worktop space ideal for both everyday cooking and entertaining. Spanning approximately 71 sqm (764 square feet), the flat offers balanced accommodation throughout. Please note that the bathroom will be refreshed and updated prior to the start of the tenancy, ensuring a clean and modern presentation for the new occupants.

Perfectly positioned for excellent connectivity, the property is less than a 10-minute walk from Finsbury Park Station (Victoria, Piccadilly & National Rail) and approximately a 5-7 minute walk from Crouch Hill Overground Station. Stroud Green also offers an impressive selection of local amenities, including independent cafés, popular restaurants, convenience stores, boutique shops, and a variety of green spaces all just a short stroll away. Offered part-furnished and available from the 2nd of February, this property presents an outstanding opportunity for tenants seeking a spacious, well-located, and characterful home in the heart of Stroud Green. Council Tax band: C / EPC Energy Efficiency Rating: C / EPC Environmental Impact Rating: D

- Three Bedroom Apartment
- Private Balcony
- Large Reception Room
- Comprising 71 sqm / 764 sqft
- Fully Fitted Kitchen
- Double Glazed Windows
- Wooden Flooring Throughout
- Walking Distance to Finsbury Park and Crouch Hill Stations
- Offered Part - Furnished
- Available 2nd of February





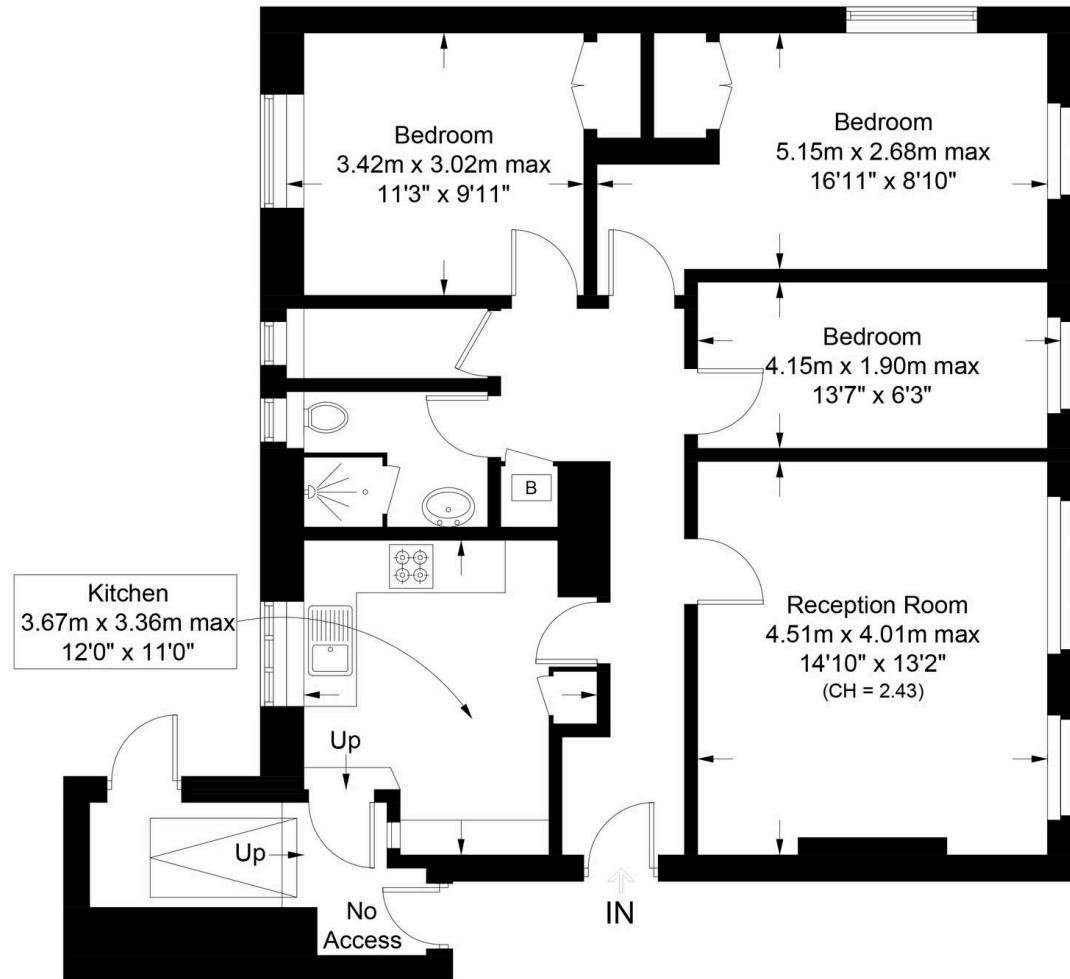


Fenstanton, Marquis Road, N4

Approximate Gross Internal Area = 870 sq ft / 80.8 sq m

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Ground Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

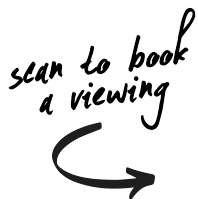
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1260706)



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of these particulars,
ut the property must not be
as representations of
fact. Prospective applicants
and rely upon their own
those of professional
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