



Marlborough Road, London – N19 4NB  
£2,100 pcm

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A spacious one double bedroom apartment with direct access to a shared garden, set on the raised ground floor of this stunning period conversion located in one of the most popular roads just between Archway Station & Holloway Road Station.

The property offers a large front reception room with a feature fireplace, separate fully fitted kitchen leading onto a good sized lovely shared garden, three piece bathroom, ample storage, period features throughout, high ceilings and gas central heating. The property benefits from a washing machine and a dishwasher.

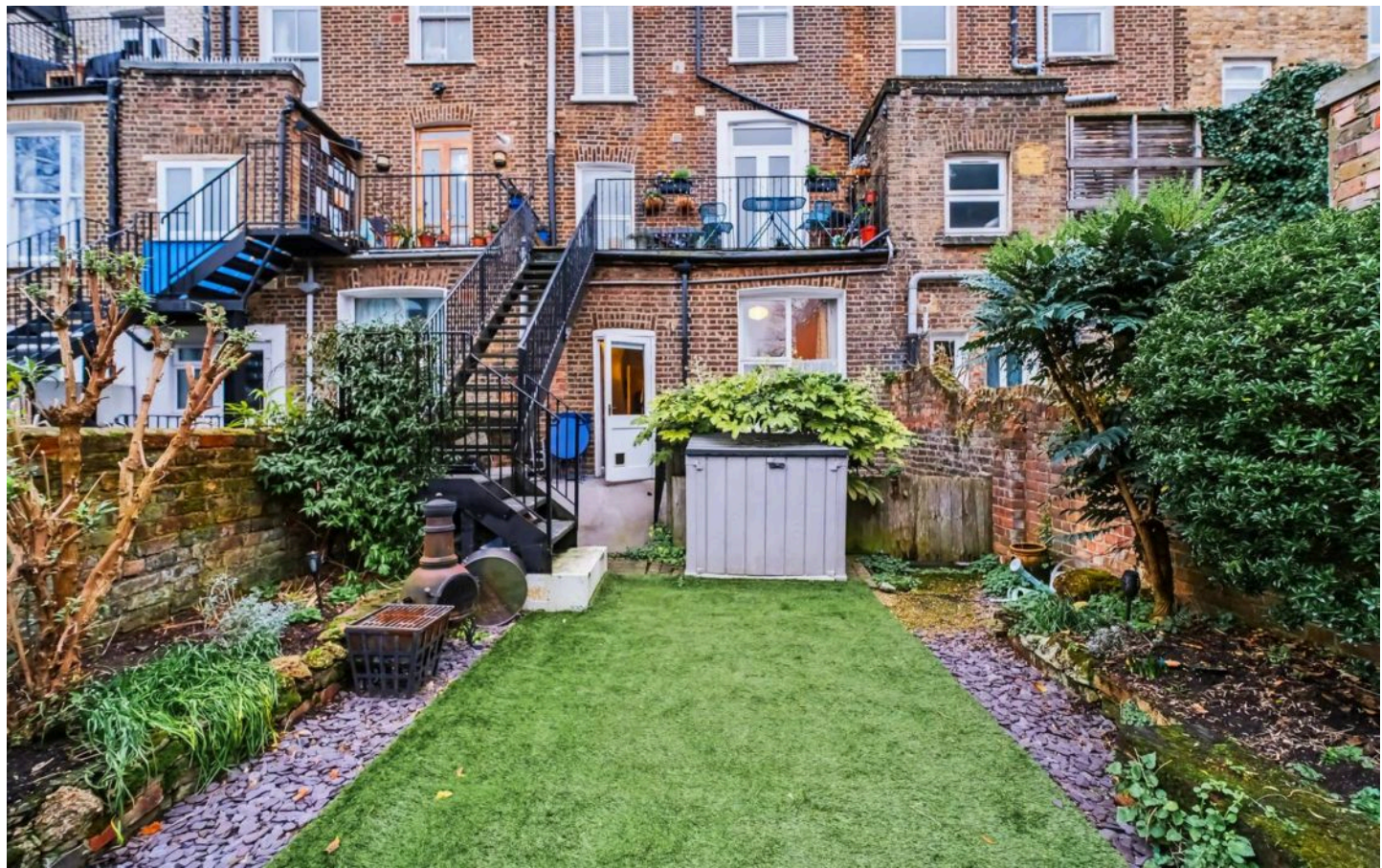
Within close proximity to Archway Underground and Upper Holloway (Overground station) together with local bus services and moments away from all the local amenities. Offered Part Furnished and available on 28th of February.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious One - Bedroom
- Shared Garden
- Comprising 482 sq ft / 45 sq mt
- Bright Reception Room
- Double Glazed Windows
- Fully Fitted Separate Kitchen
- Good Storage
- Walking Distance to Archway and Upper Holloway Stations
- Offered Part Furnished
- Available 28th of February











## Marlborough Road, N19

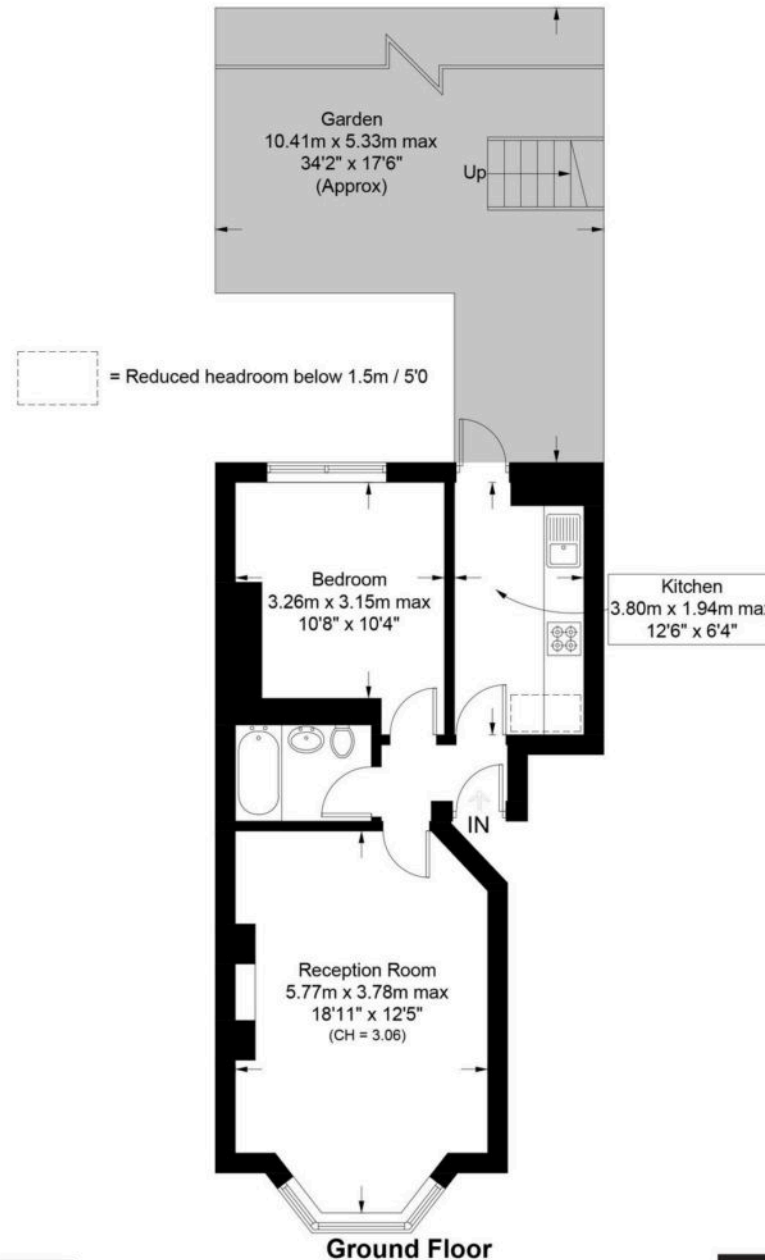
Approximate Gross Internal Area = 482 sq ft / 44.7 sq m

Reduced Headroom = 7 sq ft / 0.7 sq m

Total = 489 sq ft / 45.4 sq m

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### 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

scan to book  
a viewing



**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. (ID1263696)

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has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own id those of professional is. David Andrew Estates bility for any error contained



**safeagent**