



DAVID
ANDREW

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

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ANDREW** | your
most
valuable
asset

This beautifully presented one bedroom flat on the ground floor of this period conversion with a private patio set within a sought-after location just moments from the vibrant amenities of Upper Holloway and Archway.

Spanning 44 square metres (468 square feet), the property features a fully fitted contemporary kitchen, ideal for home cooking and entertaining. The spacious reception room is thoughtfully separated, providing a versatile area for relaxation or hosting guests. Wooden flooring runs throughout the flat, complemented by double glazed windows that invite an abundance of natural light, creating a bright and airy atmosphere. The generous bedroom offers a peaceful retreat, while the overall layout maximises both space and functionality.

Residents will appreciate the convenience of nearby shops, cafes, and excellent transport links, with both Upper Holloway and Archway stations within easy walking distance. Offered unfurnished and available from the 8th of May.

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- One Bedroom Flat
- Private Outdoor Space
- Comprising 44 sq mt / 468 sq ft
- Fully Fitted Modern Kitchen
- Wooden Flooring Throughout
- Separated Spacious Reception Room
- Double Glazed Windows
- Walking Distance to Upper Holloway and Archway Stations
- Offered Unfurnished
- Available 8th of May





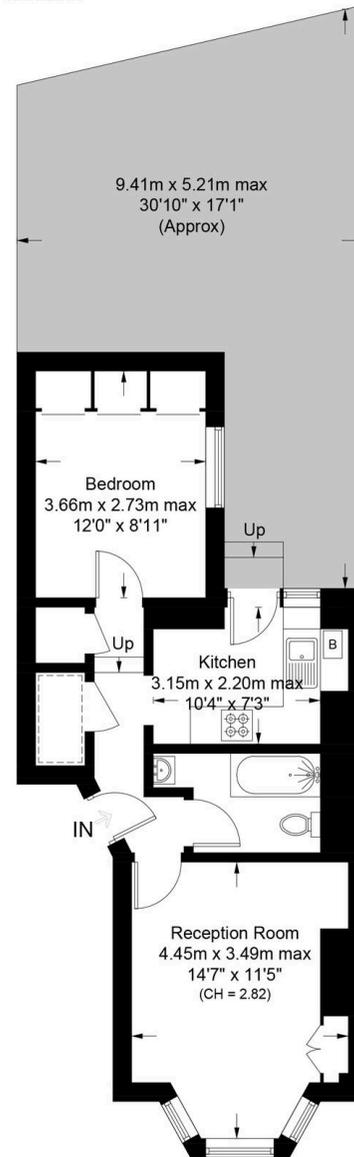


Marlborough Road, N19

Approximate Gross Internal Area = 455 sq ft / 42.3 sq m
Reduced Headroom = 13 sq ft / 1.2 sq m
Total = 468 sq ft / 43.5 sq m

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 = Reduced headroom below 1.5m / 5'0"



Ground Floor

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. (ID1020925)



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

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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

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