

MARLBOROUGH ROAD, N19 - OFFERS IN EXCESS OF £650,000 SHARE OF FREEHOLD

A delightful two bedroom flat, set on the second and third (top) floors of a period building, with direct access to a private roof terrace.





Marlborough Road is located off Holloway Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, good local bus services, shops, Davenant Road Gardens & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat, which has its entrance on the first floor communal hallway, comprises a reception room with an open plan kitchen, a windowed shower room and a bedroom all on the second floor, with stairs up to a bathroom with a Velux window & a further bedroom (used as a study) with direct access to a private roof terrace.

TENURE: 999 Years Lease from 3rd December 2012

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay 25% of any communal bill - Unverified

Council Tax: London Borough of Islington - Council Tax Band: D (£1,814.39 for 2023/24).

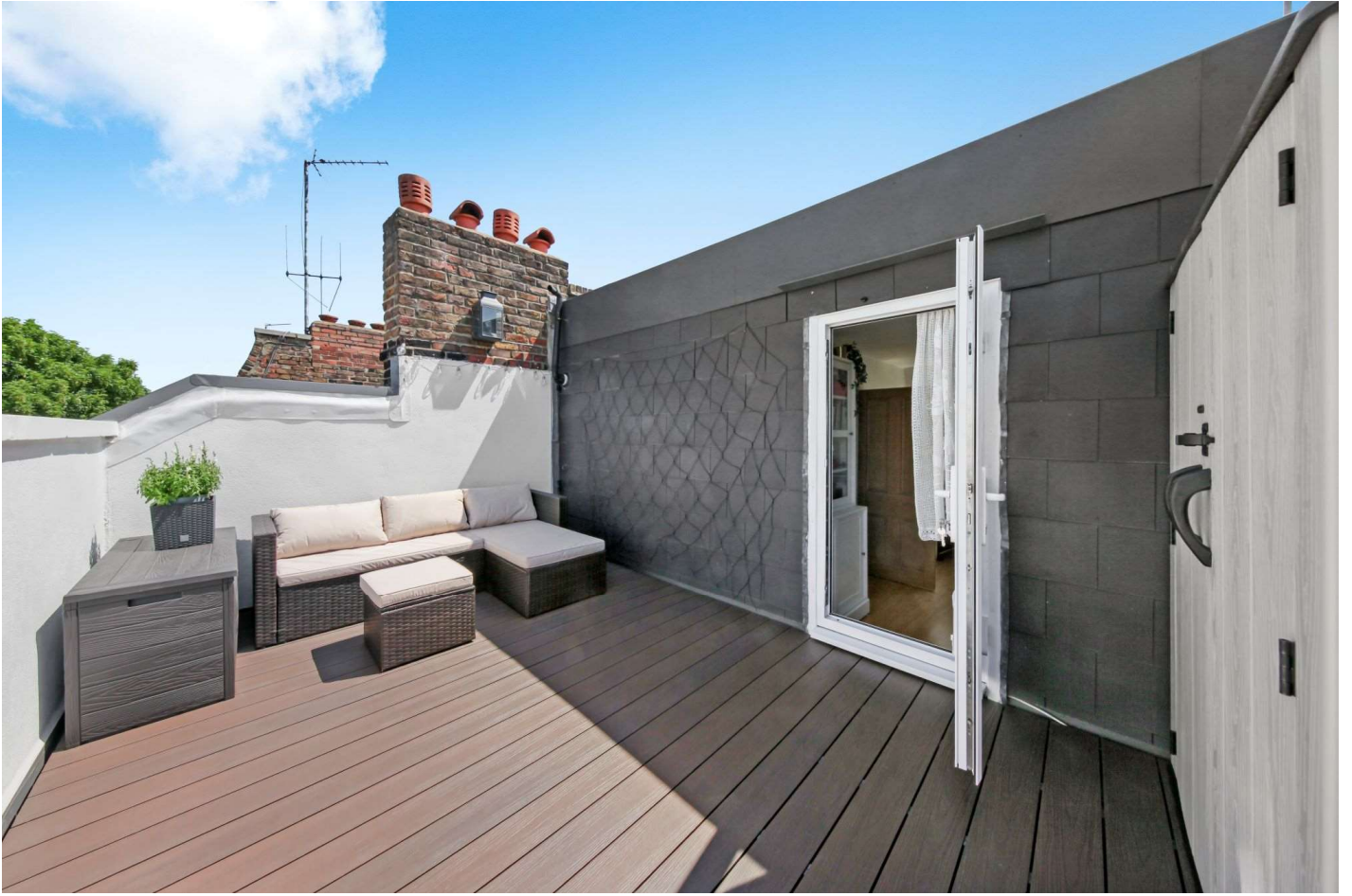










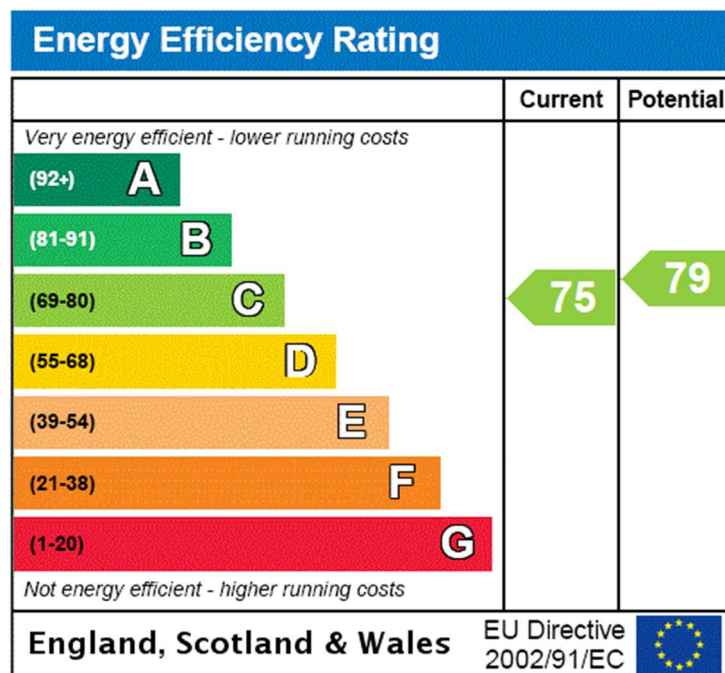


A view from bathroom window



Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

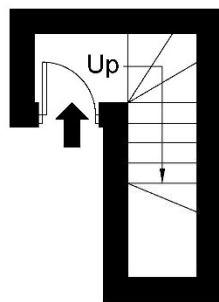
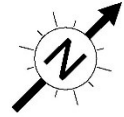
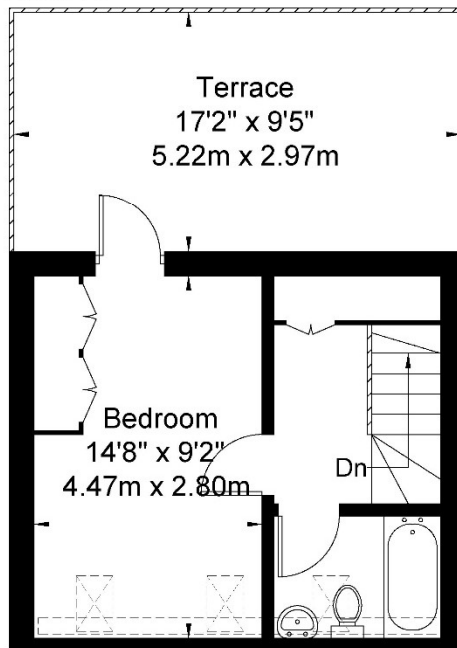
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.



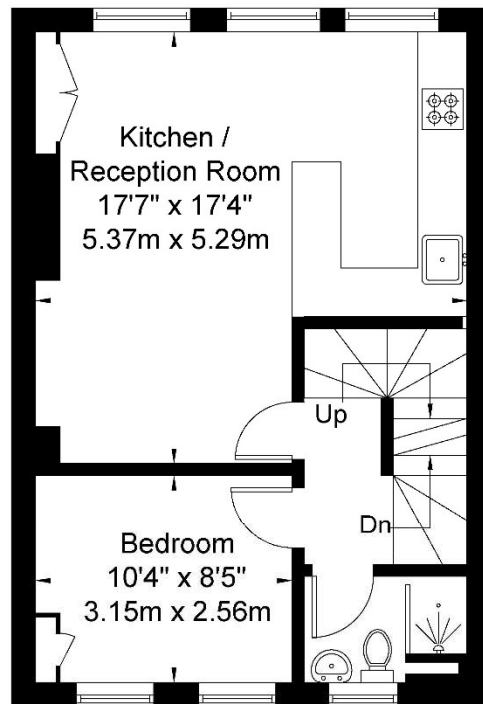
Marlborough Road N19 4NA

Approx Gross Internal Area = 68.2 sq m / 734 sq ft (Plus a 15.5sq m / 166 sq ft Terrace)

= Reduced headroom below 1.5m / 5'0



First Floor



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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