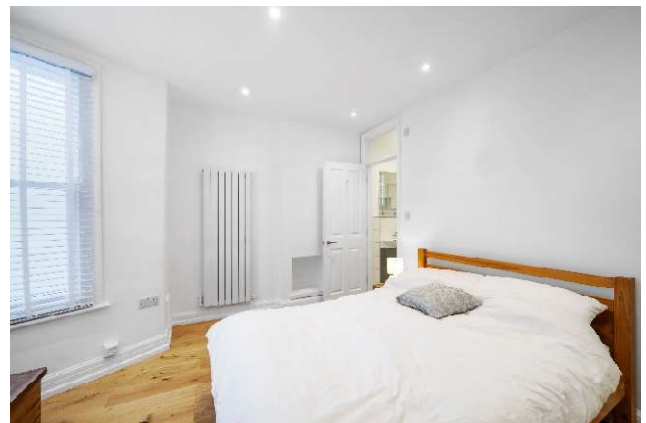


**MARLBOROUGH ROAD, N19
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

A super two bedroom flat set on the lower ground floor of a period building, with its own private entrance, and direct access from the reception room to a communal rear patio which can only be accessed via this flat.





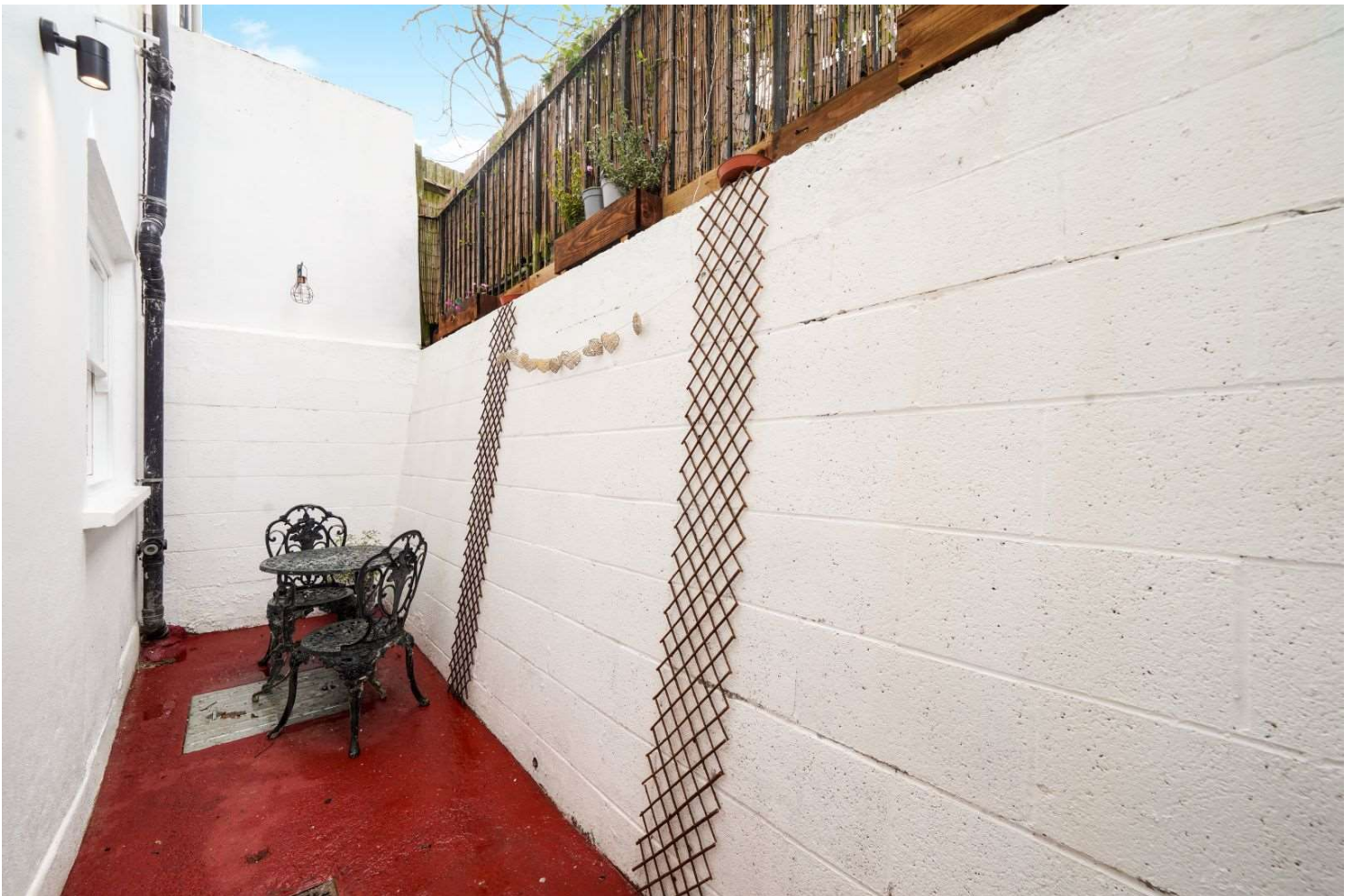
Marlborough Road is located off Holloway Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate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

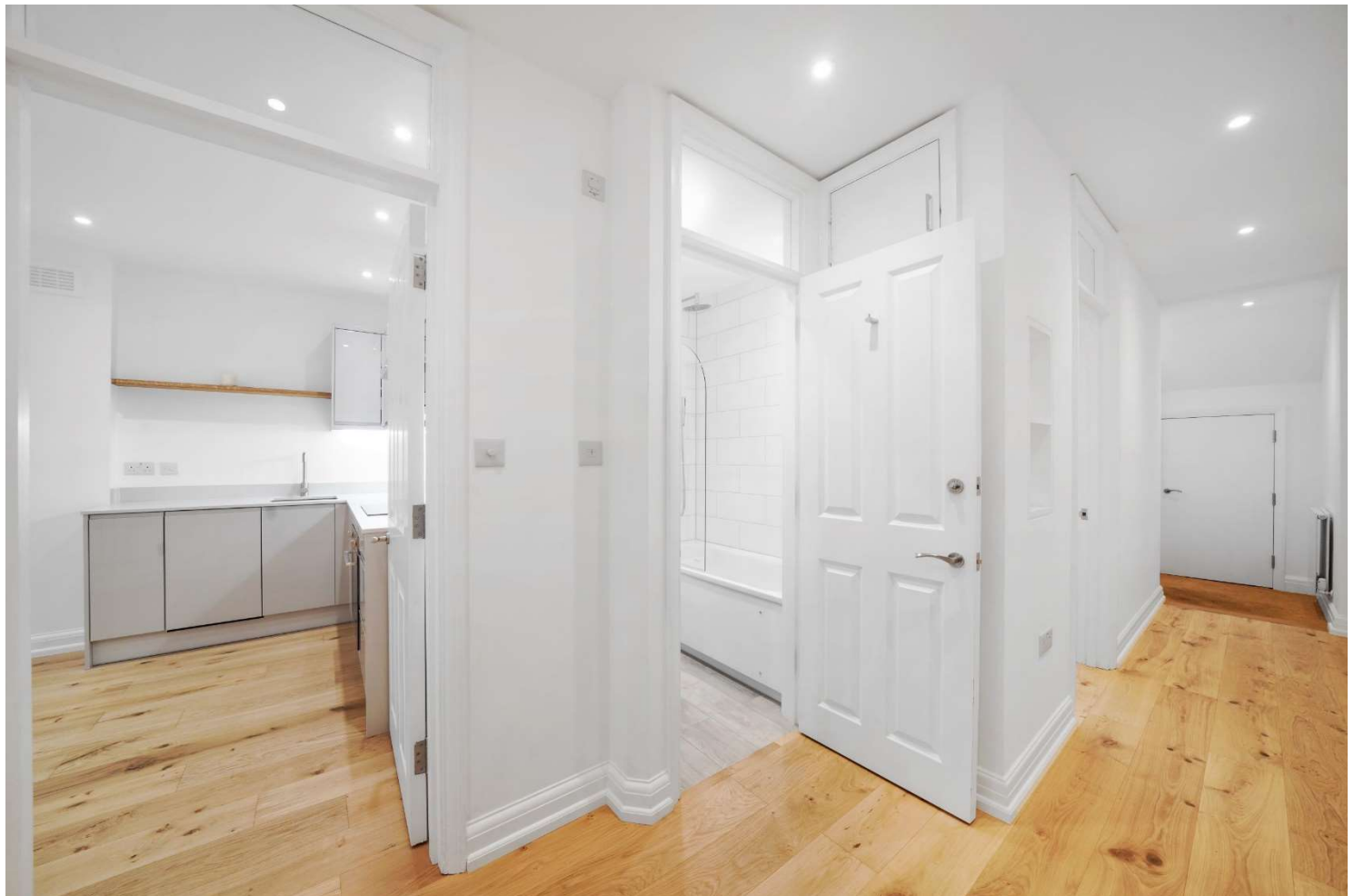
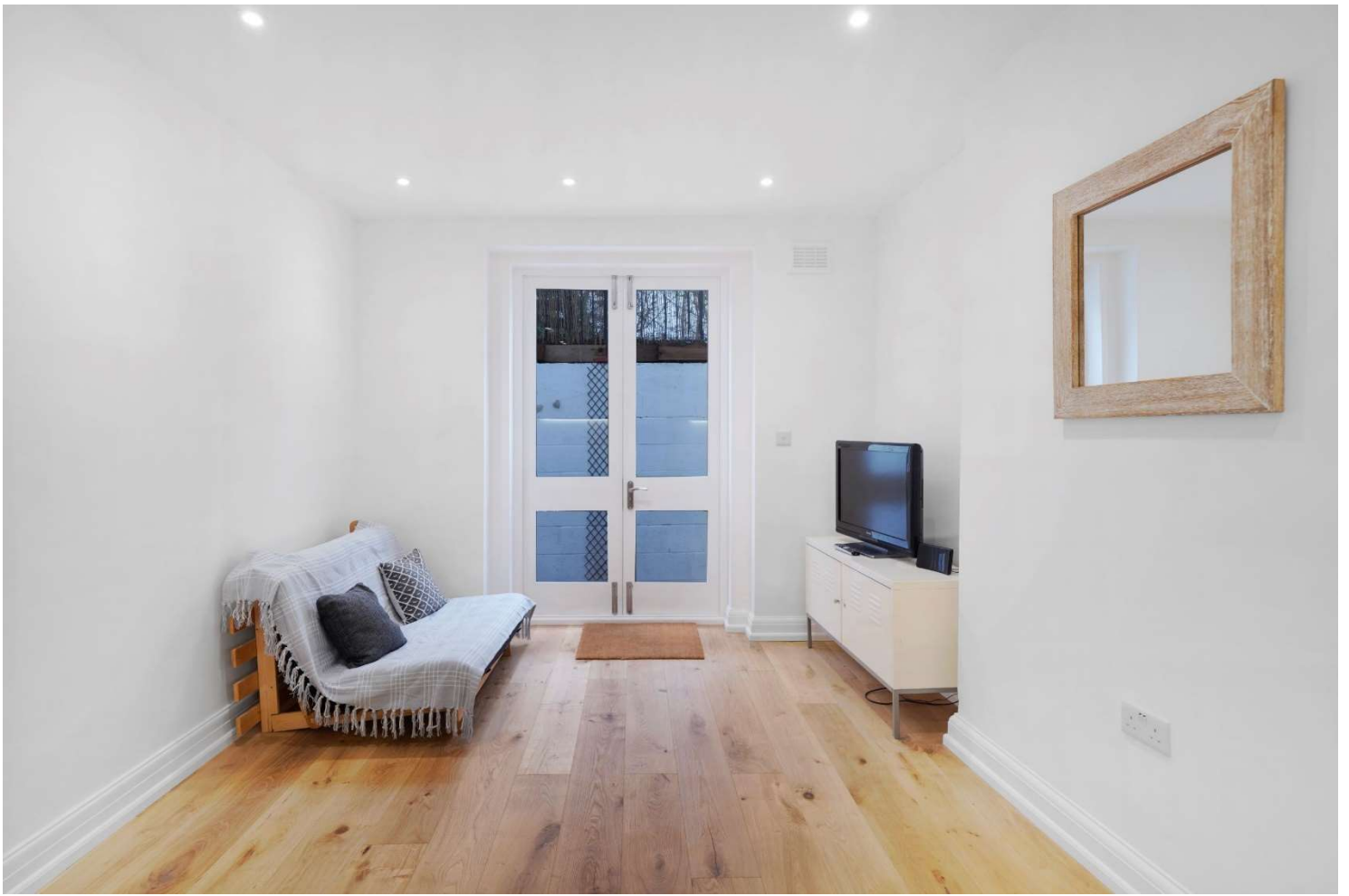
The flat is available in very good decorative order as the owner has spent time upgrading it. Entered via its own private entrance, the flat comprises a reception room with an open plan kitchen, double doors from the reception to a communal patio (which can only be accessed via this flat), a bathroom, a utility cupboard/area and two bedrooms (one with an ensuite shower room).

An early internal viewing is recommended

TENURE:	999 Years Lease from 3rd December 2009
GROUND RENT:	A peppercorn
SERVICE CHARGE:	£250.63 – Period 09.07.22 to 31.03.23 – For buildings insurance and maintenance fee
Parking:	The owner has advised – Islington permit
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available (Openreach, Virgin Media) and the area has 5G data coverage for mobile phones.
Construction Type:	Brick and the owner has advised a slate roof
Heating:	Gas central heating
Lease Covenants:	Not to use the Premises other than residential purposes.
Lease Restrictions:	None of note.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24).







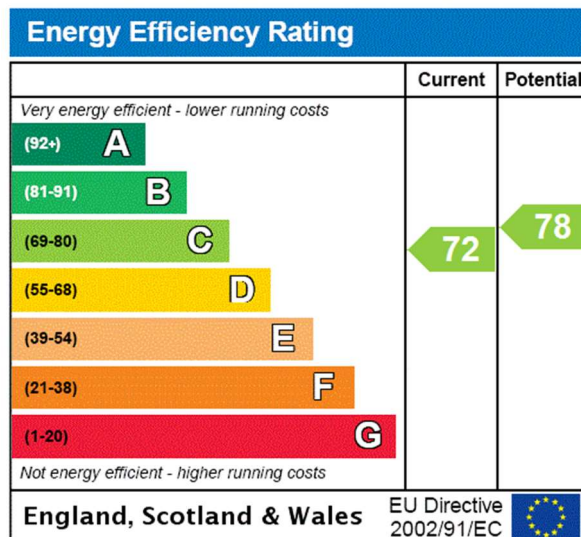






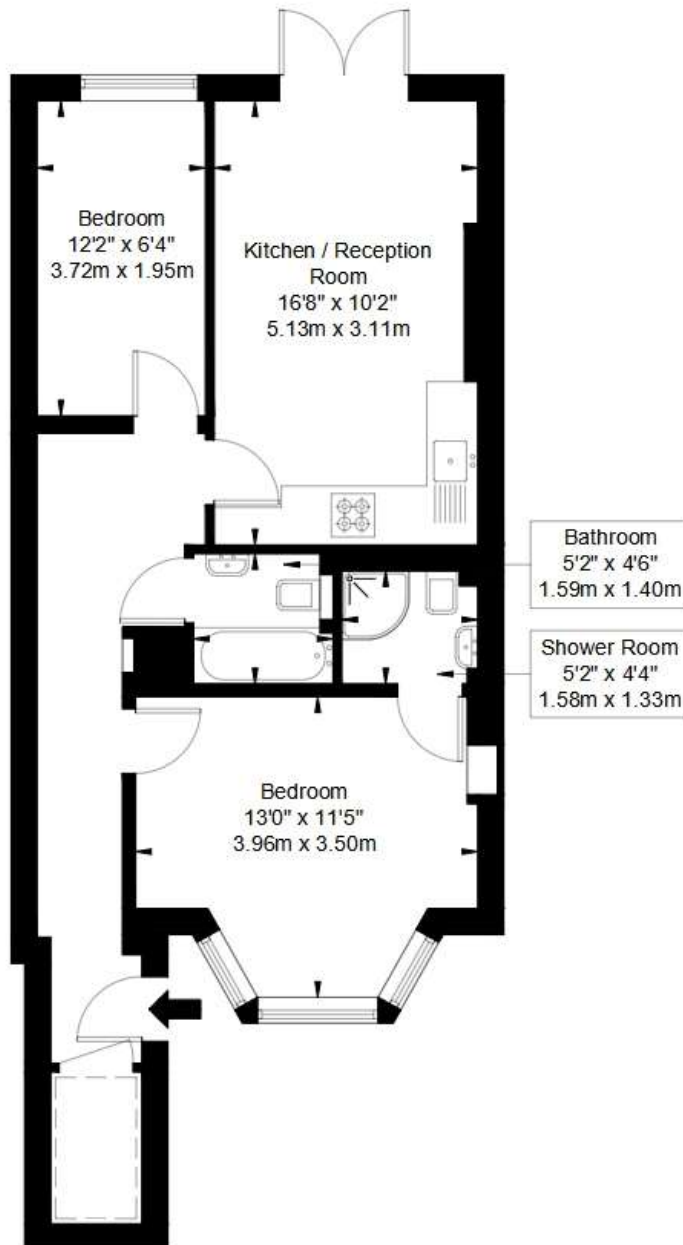
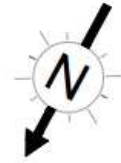
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 = 67.59 sq m / 727 sq ft



Lower Ground Floor

Ref :

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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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