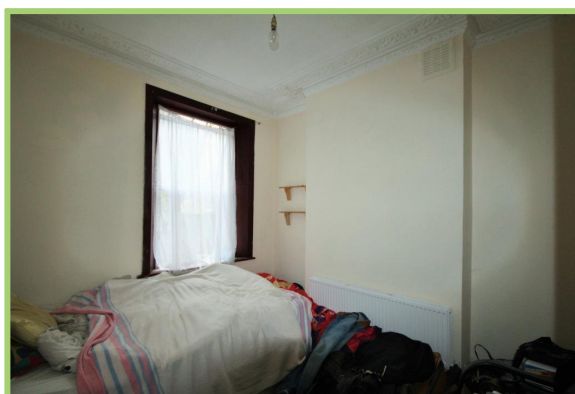


**Marlborough Road, Archway**  
**1 Bedroom Flat**

**Price: £360,000**



- ✓ Leasehold
- ✓ Eat In Kitchen
- ✓ Private use of garden
- ✓ Chain free

- ✓ Large Reception Room with bay
- ✓ Good storage space
- ✓ Close to transport links
- ✓ Great internal space

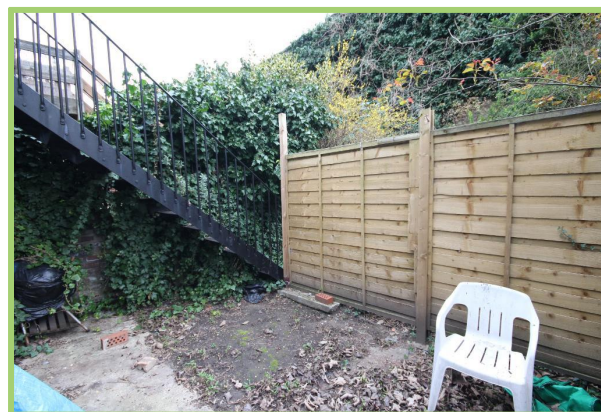
## Marlborough Road, Archway

This one bedroom garden flat offers a superb internal space with a large reception room complimented with a bay window, a good sized double bedroom and a eat in kitchen.

This property also boasts a private garden and great use of storage space throughout.

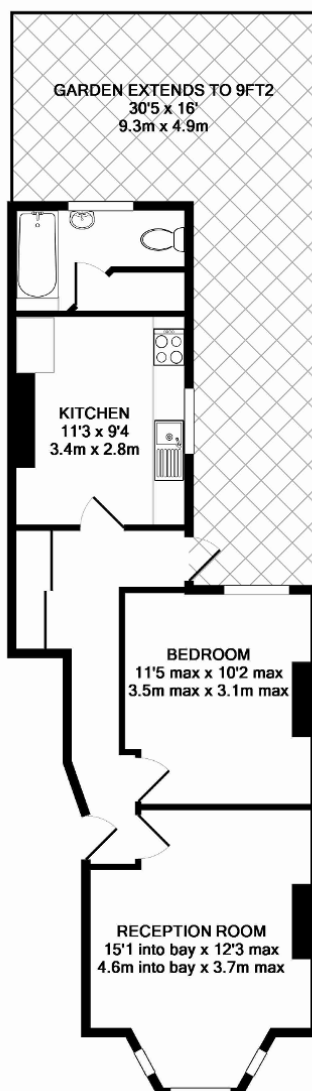
Located on Marlborough Road, N19 within a short walking distance to Archway and Upper Holloway Stations.

The property requires some internal modernisation and is offered chain free.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy Performance Rating



