



## Marlborough Road, N22 8NB

£475,000 LEASEHOLD

Situated in a peaceful cul-de-sac, this well-presented two double bedroom split-level flat occupies the first and second floors of a charming period conversion. The property features a spacious lounge, a kitchen diner, two double bedrooms. The main bedroom, located in the converted loft, boasts an open-plan design leading to an en-suite bathroom. Additionally, there is a further modern bathroom for convenience of the first floor. The flat benefits from its close proximity to Bowes Park BR station and Bounds Green tube, making it ideal for commuters. It is also conveniently located near the amenities of the up-and-coming Myddleton Road, providing easy access to shops, cafes, and other local attractions. Overall, this property offers a combination of modern living in a characterful period building, with the added benefit of a desirable location and excellent transport links.

T: 0208 365 8900 E: [boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)



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# Marlborough Road, Bowes Park, London, N22

Approximate Area = 806 sq ft / 74.8 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

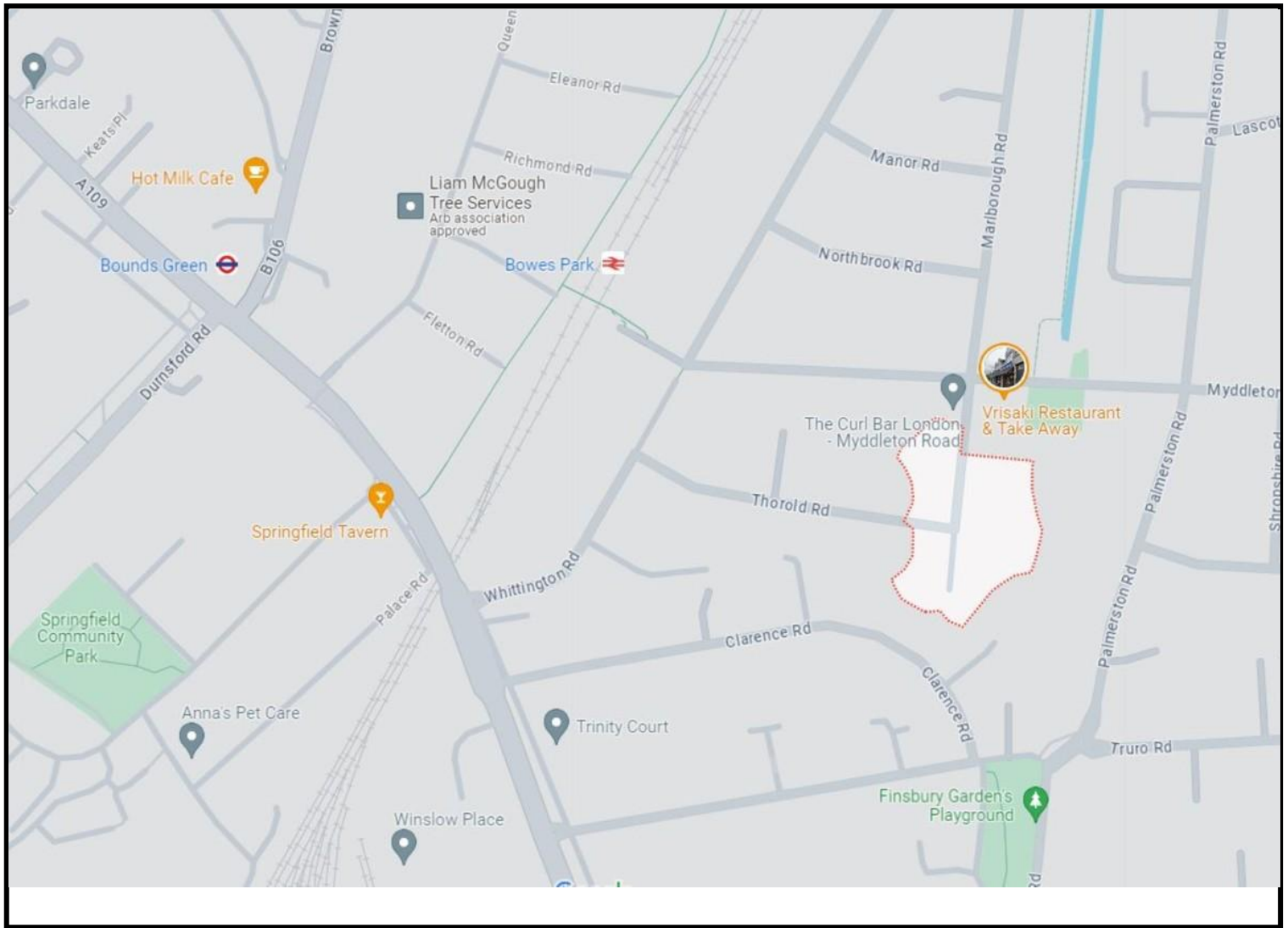
Total = 877 sq ft / 81.3 sq m

For identification only - Not to scale



Denotes restricted head height





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900

[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022

[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)