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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**Marlborough Road, Bounds Green, N22 N22**  
**£435,000** FOR SALE  
Flat

2 1 1



Marlborough Road, Bounds Green, £435,000

Description

Bright and spacious two bedroom purpose built maisonette with private garden. The property is offered in exceptional condition throughout, having been maintained to a high standard by the Landlord. The flat comprises a large reception room with bay windows, a separate kitchen with large dining area, two bedrooms and a modern shower room with double shower.

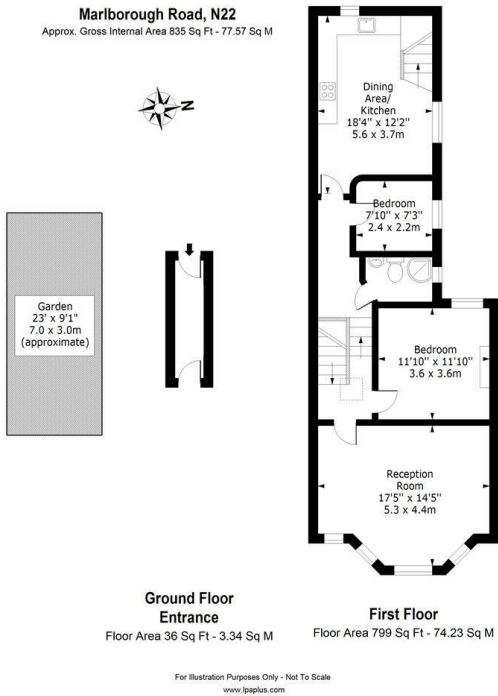
The property also benefits from a lovely private garden with decked area. Located with a short walk to Bowes Park train station and Bounds Green tube station. Good potential for a loft conversion.

Key Features

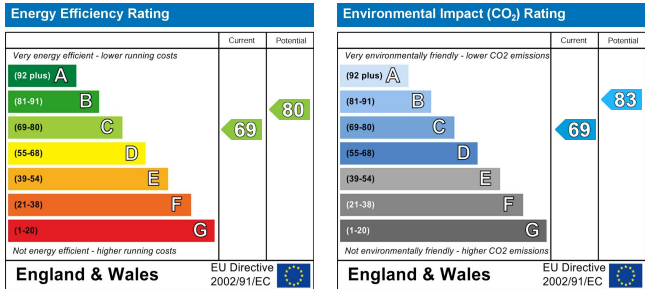
Tenure	Share of Freehold
Lease Expires	type text here
Ground Rent	type text here
Service Charge	type text here
Local Authority	type text here
Council Tax	



Floorplan



EPC



The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.