



Marlborough Gardens

Whetstone, N20



1a Marlborough Gardens

Whetstone, London N20 0SA

A newly refurbished, well-proportioned two-bedroom end-of-terrace home situated in the desirable residential area of Marlborough Gardens, London N20, offering approximately 676 sq ft (62.8 sq m) of internal accommodation, together with an additional loft space.

The ground floor comprises an entrance hallway leading to a fitted kitchen and guest WC, with a bright and spacious reception room to the rear. The reception benefits from direct access to a private garden. The property also enjoys a private parking area to the side.

On the first floor are two well-sized bedrooms and a family bathroom, arranged off a central landing. Both bedrooms offer good natural light and practical proportions, making the home suitable for couples, small families or those seeking a home office space.

The property further benefits from a loft space, complete with a Velux window, lighting, plastered walls, and painted finishes, providing valuable additional space suitable for storage, a study area, or occasional use.

Conveniently located for local amenities, transport links and well-regarded schools, this property offers an excellent opportunity in a sought-after North London location.





























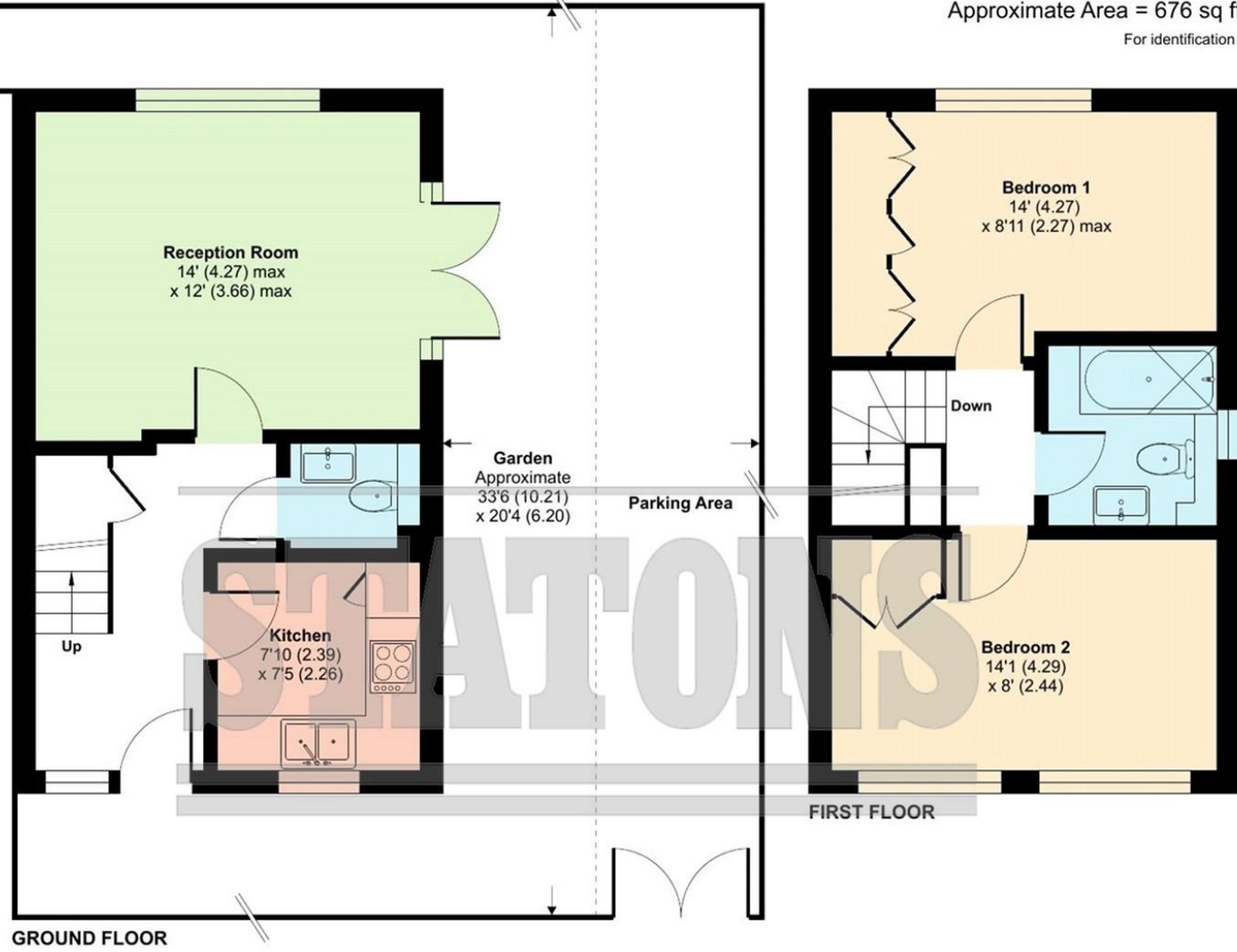




Marlborough Gardens, London, N20

Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



Local Authority: Barnet
 Council Tax Band: D
 Tenure: Freehold



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England, Scotland & Wales	EU Directive 2002/91/EC

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

