



Marlborough Road
Bowes Park | London

Anthony Webb
ESTATE AGENTS





A beautiful mansion apartment

Marlborough Road

This beautiful first floor three bedroom Edwardian mansion apartment, located in Bowes Park, offers in excess of 780sq feet of living space. Its red brick exterior and impressive front door invite you to explore this purpose built apartment.

Entrance to the apartment is via a communal entrance way. The spacious hallway, with high ceilings offers a feeling of space. The living room is reached via a few steps from the front door and boasts a large bay with triple sash windows, a cast iron feature fireplace and surround, original cornice to the high ceiling and original stripped floorboards.

A good sized double bedroom is located next to the living room with an original cast iron feature fireplace with tiled inserts. As you head down to the lower landing you will find the contemporary family bathroom.

Towards the rear of the apartment you will find a modern kitchen with appliances. Adjacent to the kitchen is a bedroom, currently being used as a dressing room/office.

At the rear of the property is a double

bedroom with views over the New River. A door leads you directly to your own private garden. There is also a large cellar that comes with the apartment that makes for fantastic storage.

The current owners explain the benefits of living here:

'We love the property's original period features with high ceilings, large bay windows and fireplaces. The rear bedroom directly overlooks the New River and receives the early morning sun, which is refreshing to wake up to.

There is direct access to the garden from the flat via a private staircase. The garden benefits for the sun until late in the evening and looks onto the river.

We have recently restored the wood-burning fireplace in the living room to working order, adding to the period atmosphere in the winter months.

Marlborough Road is tree-lined and has little traffic, along with the property backing onto the river, this makes it a very peaceful place to live.'



Outside space

Marlborough Road

The rear garden, with planted borders, is ideal for relaxation. A raised patio area provides an idyllic and private outdoor dining space with views over the New River. There is direct access, via the side passage, to your own cellar giving you plenty of storage.

SURROUNDING AREA

The local area provides a range of shops and trendy restaurants with Woodside Park a short walk away. The popular Myddleton Road Market is a small, community-run market which operates on the first Sunday of every month, from 11am - 4pm. Myddleton Road itself was the London winner of The Great British High Street award in 2016.

Education is well catered for being located in the catchment area of a range of good and outstanding primary and secondary schools including Tottenhall Infant School, Trinity Primary Academy and St Thomas More Catholic School. Local nurseries are also conveniently located near the train station.

TRANSPORT LINKS

Bowes Park overground station and Bounds Green underground station are both within a short walk allowing easy access to central London and the city (Moorgate in under 30 minutes). Excellent bus network can also be found on your doorstep.



Marlborough Road

First floor apartment

Leasehold: 145 years remaining

Management fee: £735

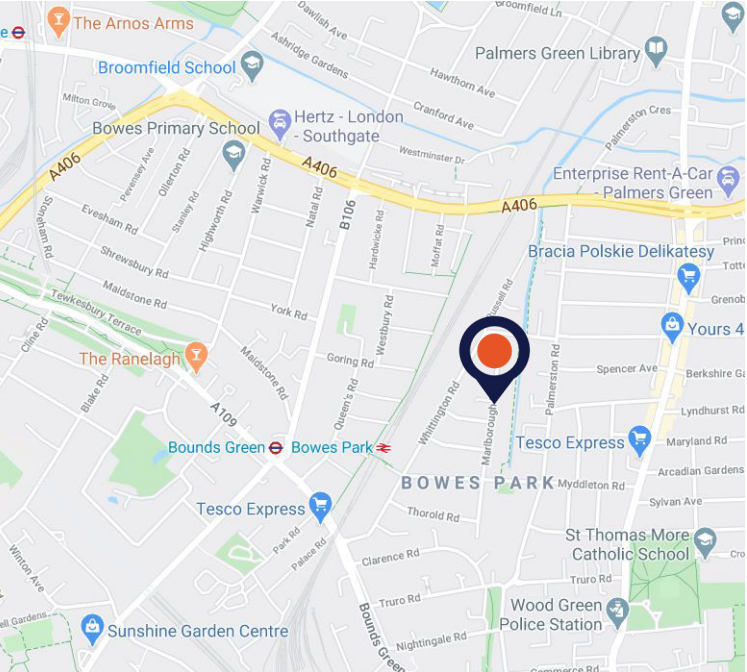
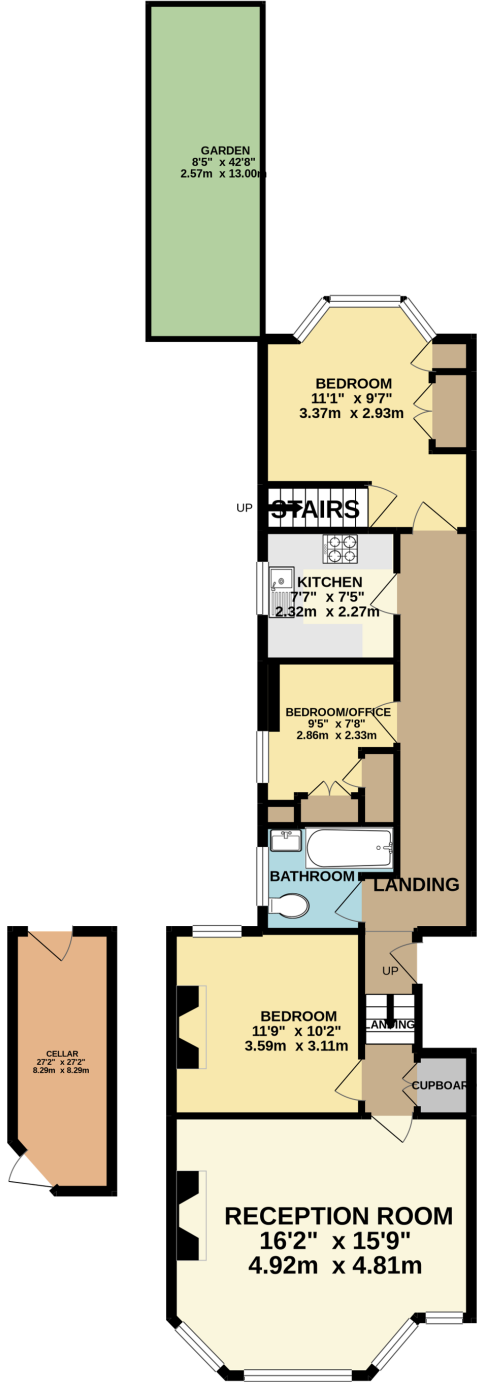
Floor plan

Location

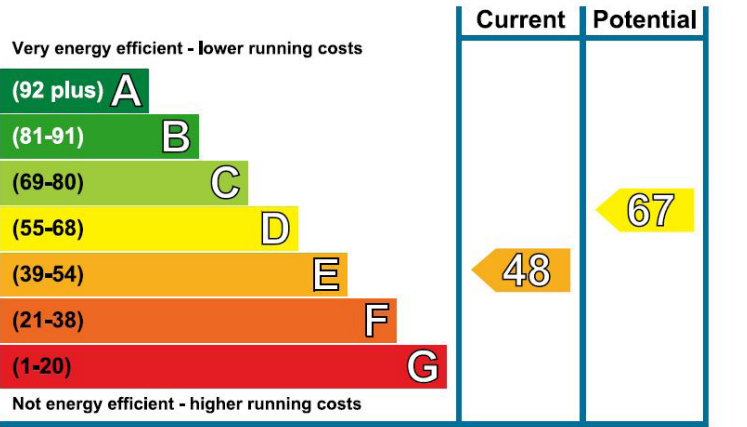
Energy Performance Certificate (EPC)

The measurements supplied are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



The EPC records how energy efficient a property is as a building, using an A-G rating scale (A – being the most efficient and G – the least)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions.



Anthony Webb Estate Agents

Tel +44 (0)20 8882 7888

348 Green Lanes, London N13 5TJ

palmersgreen@anthonywebb.co.uk

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