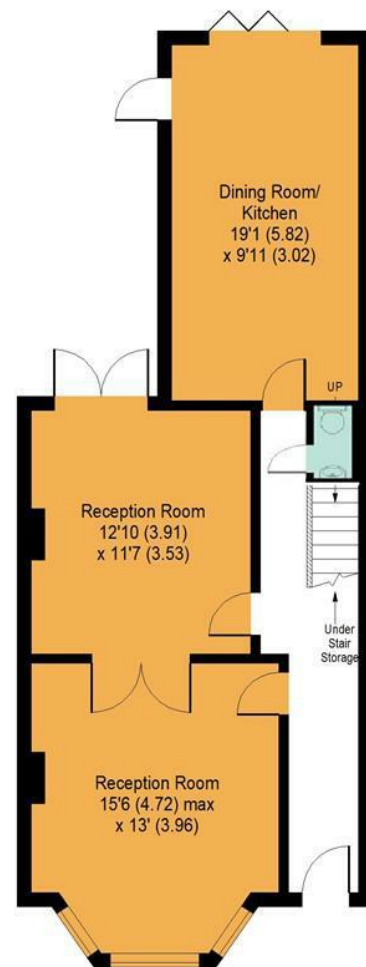


DRIVERS & NORRIS

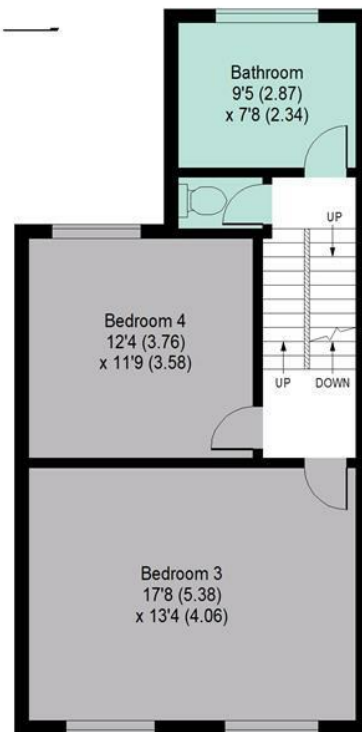
PROPERTY & SO MUCH MORE

Marquis Road

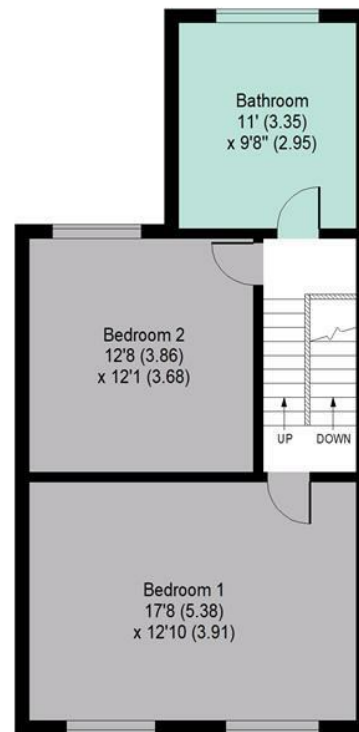
APPROX. GROSS INTERNAL FLOOR AREA 1792 SQ FT / 166.5 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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MARQUIS ROAD
4 BEDROOM | 3 BATHROOM |



OUR FAVOURITE FEATURES:

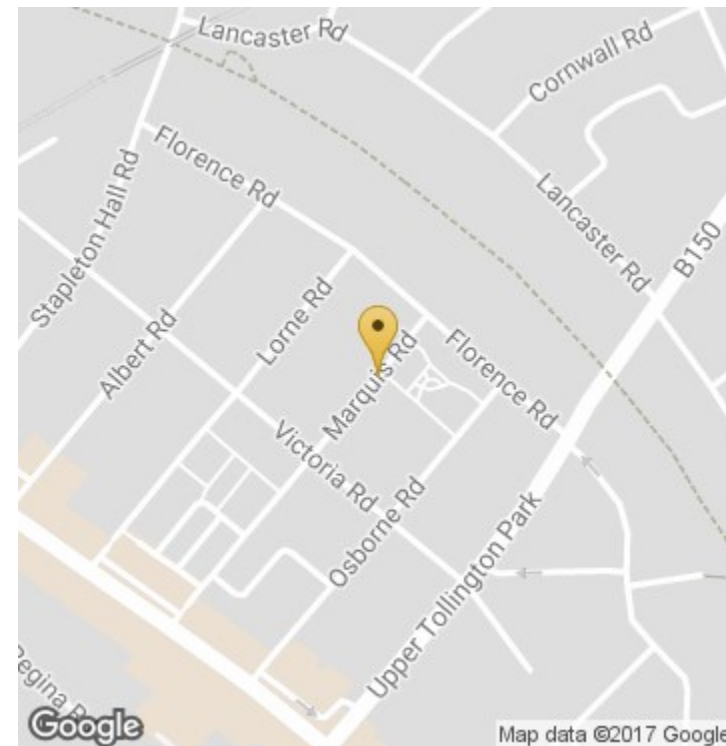
- > COAL CHUTE BASEMENT
- > DOUBLE RECEPTION ROOM
- > ORIGINAL WOODEN FLOORBOARDS

KEY FEATURES

- 4 DOUBLE BEDROOMS
- 2 BATHROOMS AND 1 WC
- NEWLY RENOVATED THROUGHOUT
- PRIVATE GARDEN
- BI-FOLDING DOORS
- 0.3 MILES FROM FINSBURY PARK STATION

YOURS FOR
£1,350,000

Marquis Road is part of a family friendly and leafy neighbourhood with large pavements and over arching trees. Surrounded by thriving Stroud Green, this property lies in the heart of a busy area beaming with an impressive array of restaurants, bars and local businesses. With excellent transport links within walking distance, you are incredibly well connected to the City centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	42	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	34	70
EU Directive 2002/91/EC		

- BEDROOMS: 4
- BATHROOMS: 3
- RECEPTIONS: 2

