



Marlborough Road, N22 8NL

£239,995 sof

Located in the sought-after area of Bowes Park, this well-presented first-floor studio flat offers a bright and airy open-plan living space, a modern fitted kitchen with ample storage, and a modern bathroom. The property also benefits from off street parking, a rare advantage in this vibrant neighborhood. With excellent transport links, including Bowes Park railway station and Bounds Green Underground (Piccadilly Line) just a short walk away, commuting to Central London is effortless. Surrounded by independent cafes, shops, on the popular Myddleton road, this charming studio is perfect for first-time buyers, professionals, or investors looking for a convenient and desirable location. Early viewing is highly recommended.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Marlborough Road, London, N22

Approximate Area = 419 sq ft / 38.9 sq m

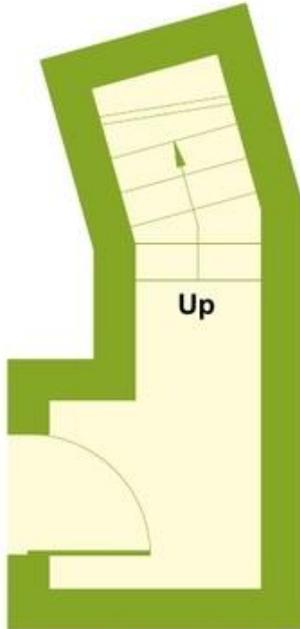
Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 446 sq ft / 41.4 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

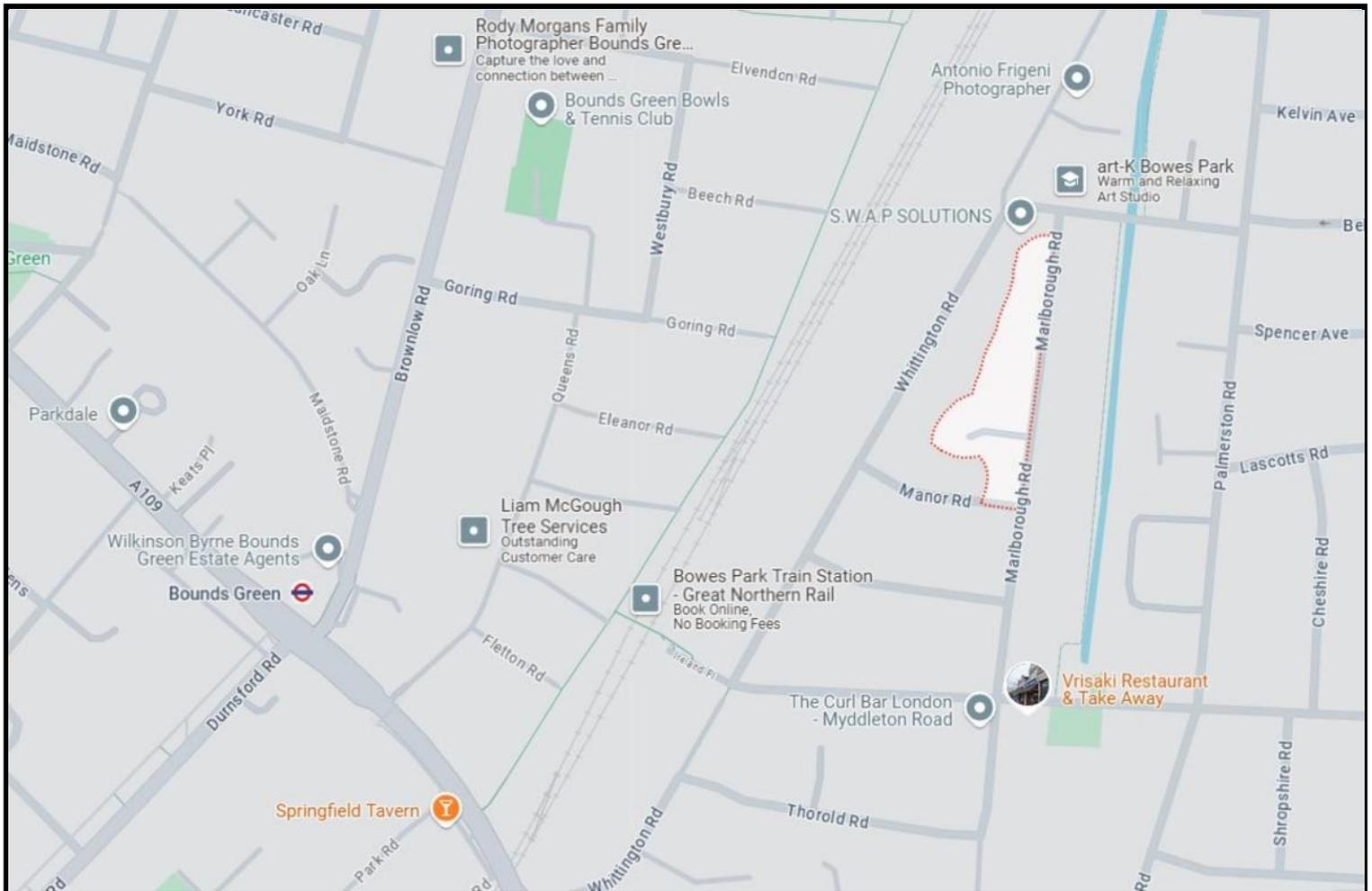


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Wilkinson Byrne. REF: 1239668





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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