



Marlborough Hill, St John's Wood **NW8**

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An excellent five bedroom townhouse (2,244 sq ft / 208.5 sq m) with a west-facing garden and lock up garage.

This contemporary house offers flexible and well balanced living space across four floors featuring three reception rooms, kitchen/breakfast room, four bedrooms, three bathrooms, guest cloakroom and separate utility room. There is further scope to develop and extend the lower ground floor (subject to the necessary planning consents).

Marlborough Hill is superbly located within 0.3 miles of St John's Wood Underground station (Jubilee Line) and within 0.4 miles of all the fashionable boutiques, pavement cafes and restaurants on St John's Wood High Street, as well as The American School and Regent's Park.



Guide price: £2,600,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: H











This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Total Gross Area: 2244 IP ... 208.5 m² (excluding patio, garage)

* C.H.-Ceiling Height

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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