

The Marlowes, St John's Wood NW8



The Marlowes, St John's Wood NW8

This beautifully presented five bedroom family home is arranged over three spacious floors and offers a blend of elegance, modern living and off street parking. The main floor features a large reception area with an abundance of natural light, which leads to an attractive patio garden. There's also a fully-equipped kitchen and dining space, storage and guest cloakroom.

On the first floor there is a second reception at the front and two bedrooms, the larger features a walk-in wardrobe and en suite shower room at the back of the property. Up the stairs to the third floor are three further bedrooms and a family bathroom.



Asking price: £3,500,000

Tenure: Freehold

Local authority: City of Westminster

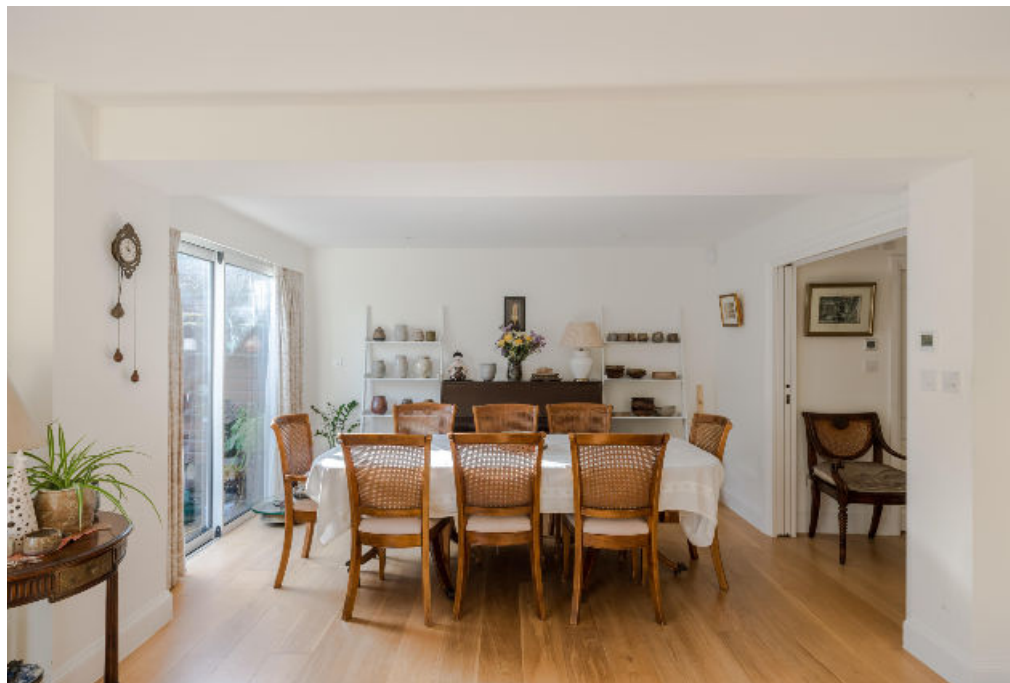
Council tax band: H



Location

The Marlowes is an exclusive and tranquil residential enclave located in the heart of St John's Wood, one of London's most sought-after neighbourhoods.

It is ideally located close to both St John's Wood and Swiss Cottage Underground Stations (Jubilee Line), the numerous cafes, restaurants and fashionable boutiques on the High Street and The American School.







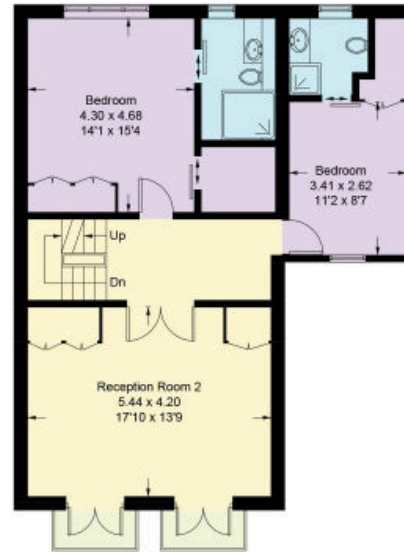
The Marlowes

Approximate Gross Internal Area = 206.5 sq m / 2223 sq ft

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.



Ground Floor



First Floor



Second Floor

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.