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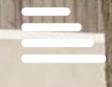
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Marlborough Hill, St John's Wood, London, NW8

Asking Price £1,000,000



This stunning two bedroom period apartment situated in the heart of St John's Wood, spanning over 670 square foot of internal living space.

The residence features oak flooring, high ceilings and a cosy fireplace in the reception. The elegant reception room with space for dining seamlessly flows into the kitchen, followed by the two double bedrooms, a full family bathroom and an en-suite attached to the primary bedroom.

The property is offered chain-free and comes with a long lease attached

Perfectly positioned within one of St John's Wood's most sought-after neighbourhoods, this outstanding home is just an 8-minute walk from St John's Wood Underground Station (Jubilee Line), 5 minutes from South Hampstead Overground, and moments from the excellent transport links and amenities of Finchley Road.

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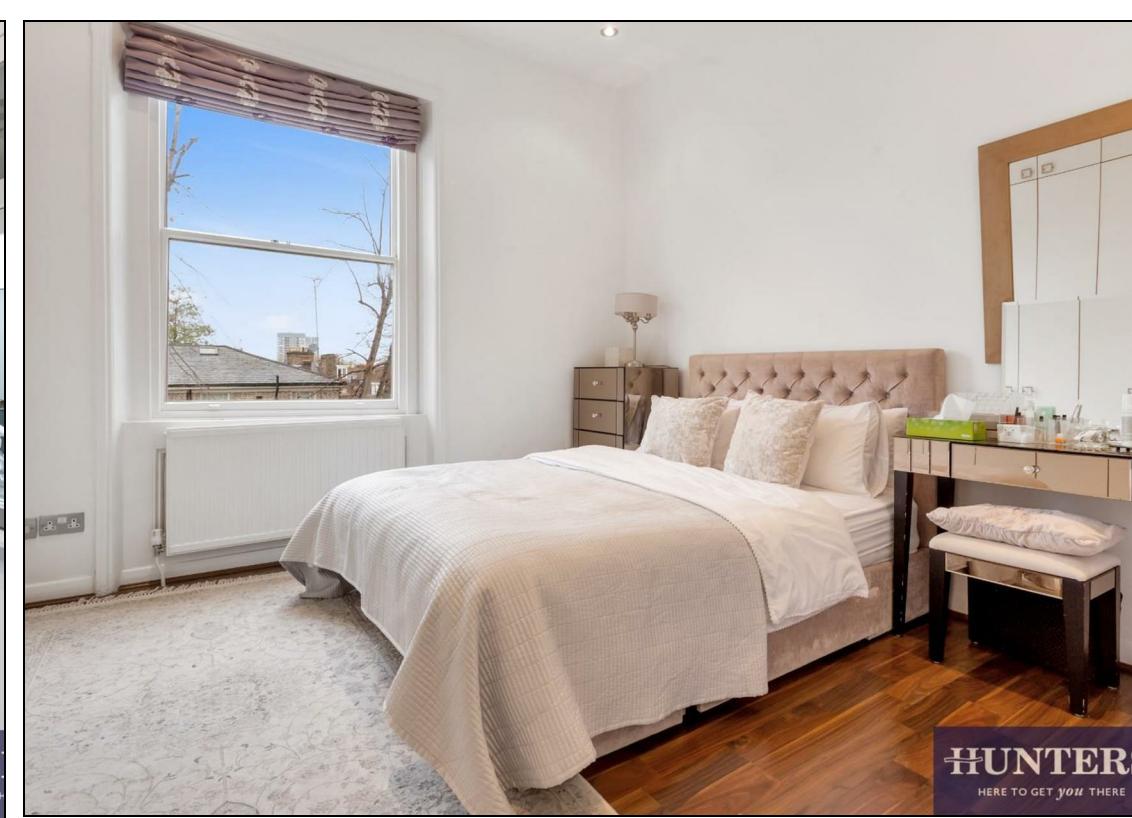
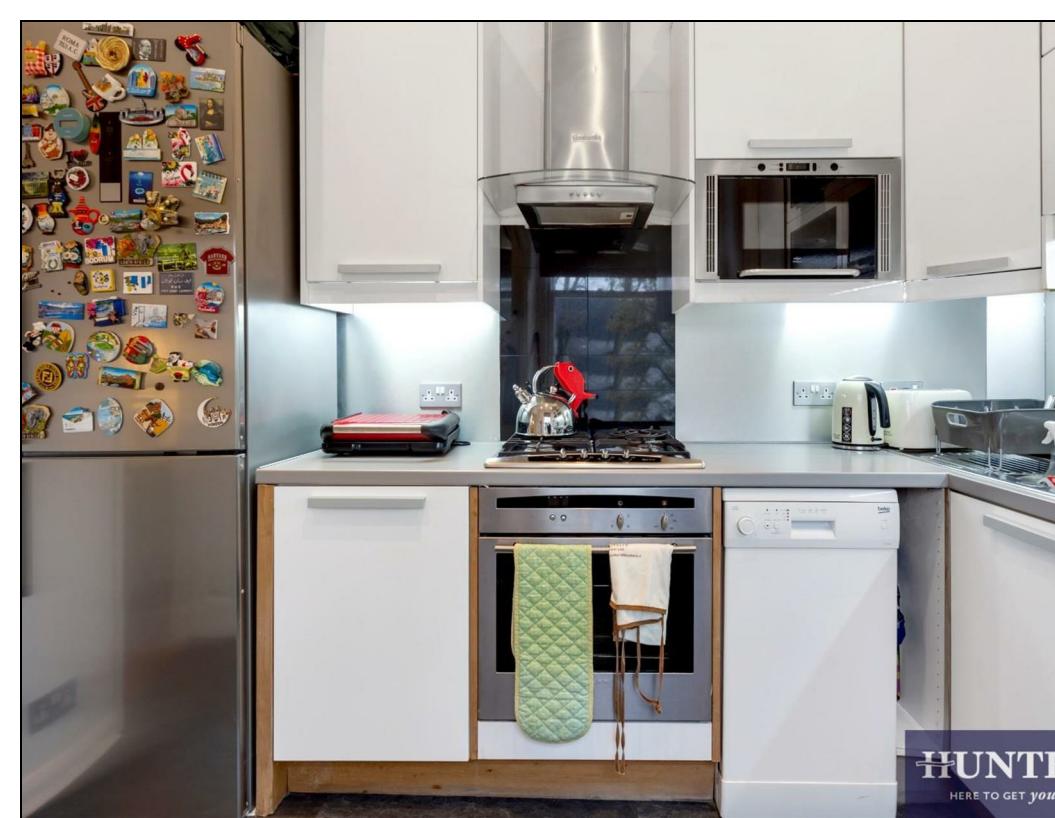
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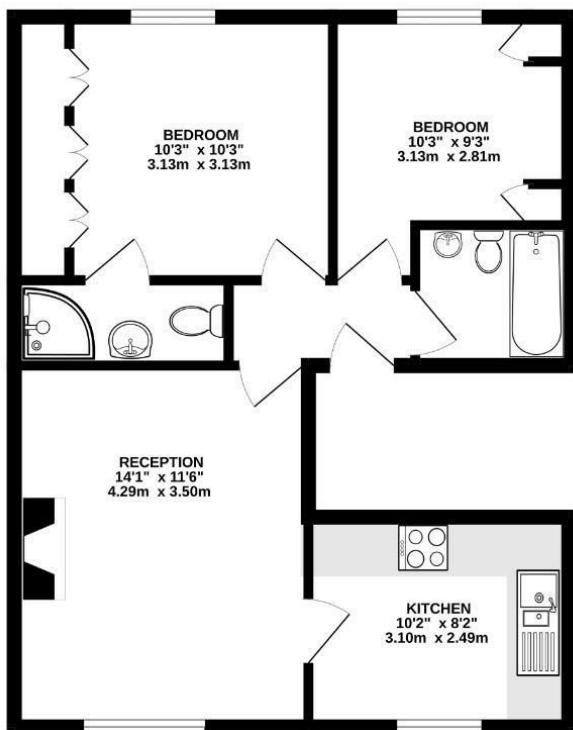
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KEY FEATURES

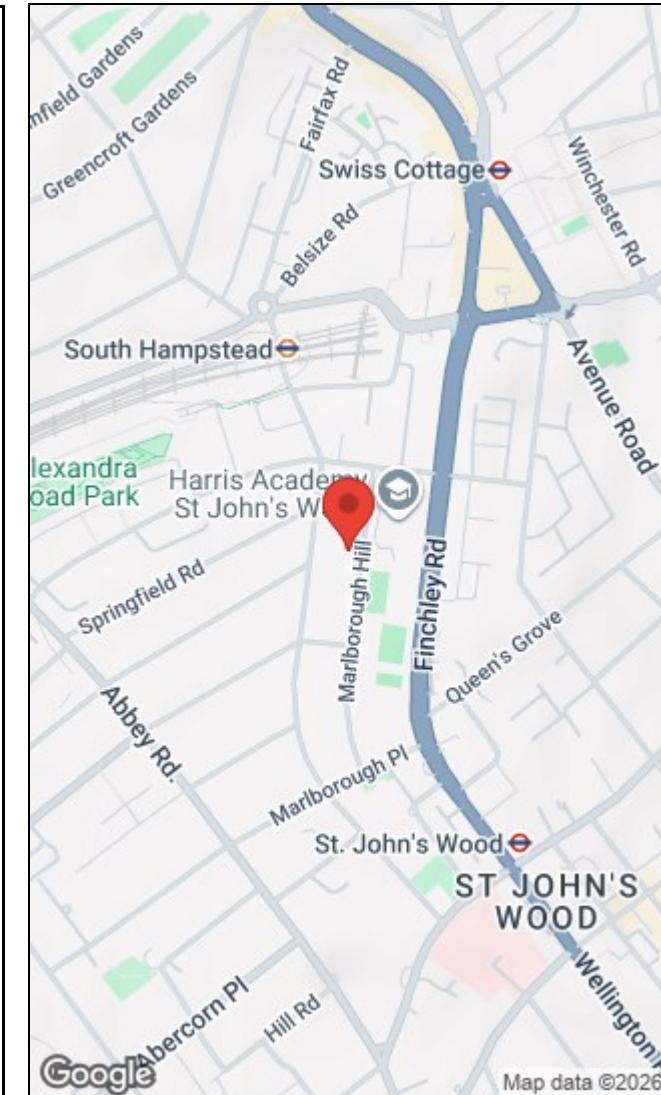




FIRST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Meets with Approved Code 2002



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC		
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