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# Marlborough Hill, St Johns Wood, London, NW8

Asking Price £1,500,000



A luxury garden maisonette in the heart of St John's Wood, a highly sought after location within walking distance of Regents Park.

The residence spans approximately 1,400 sq. ft. with light-oak Herringbone flooring, and a superb open-plan layout designed for modern living. The elegant reception room seamlessly flows into a bespoke fitted kitchen and dining area, opening directly onto a private 43-ft south-west facing garden.

Further accommodation comprises three generous bedrooms and two modern bathrooms, including a luxurious en-suite shower room. The property is offered chain-free and is sold with a share of the freehold.

Perfectly positioned within one of St John's Wood's most sought-after neighborhoods, 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.

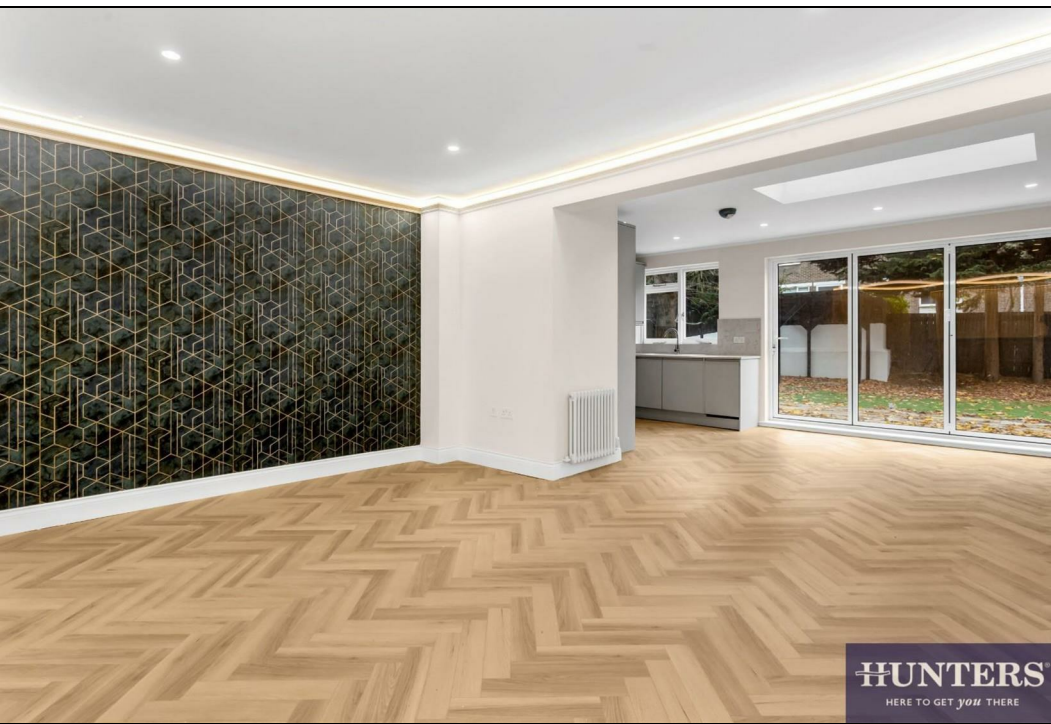
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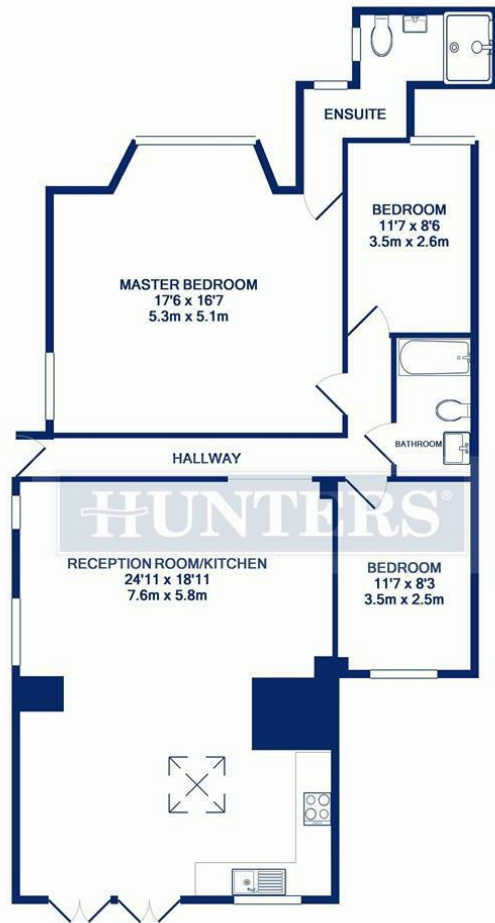


## KEY FEATURES

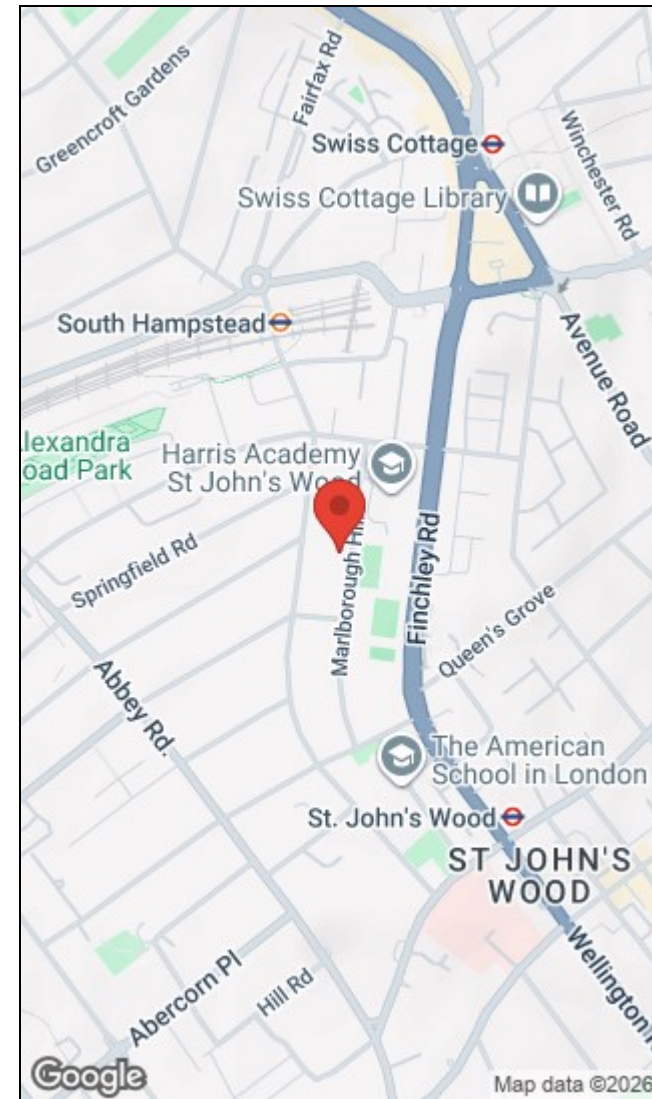
- Three Bedroom Newly Refurbished St John's Wood Garden Apartment
- Spanning circa 1,400 sq.ft. of internal living space
  - Large 43-foot south-west facing garden
  - Private door entrance with fitted security
    - Newly refurbished high-spec
    - Inset lighting throughout
    - Herringbone wood flooring
- Close proximity to St' John's Wood & South Hampstead stations
  - 15 minute walk to Primrose Hill







GROUND FLOOR  
 TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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