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# Marlborough Hill, St Johns Wood, London, NW8

Asking Price £1,400,000



Bringing to the market this rare opportunity to acquire an luxury garden maisonette in the heart of St John's Wood.

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.

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

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.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

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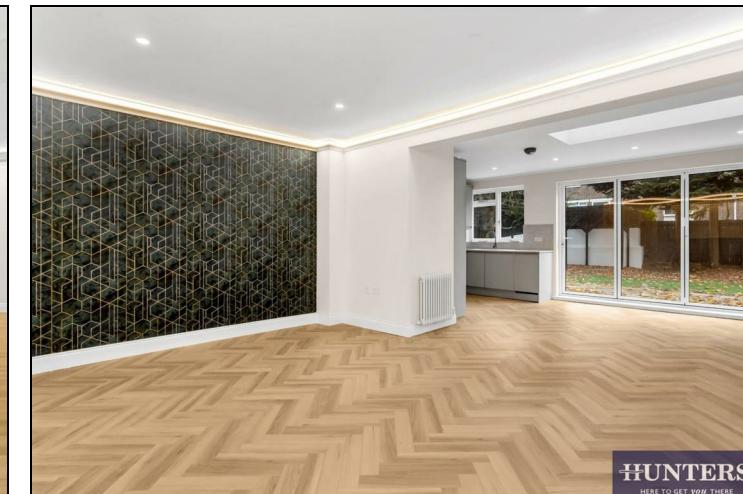


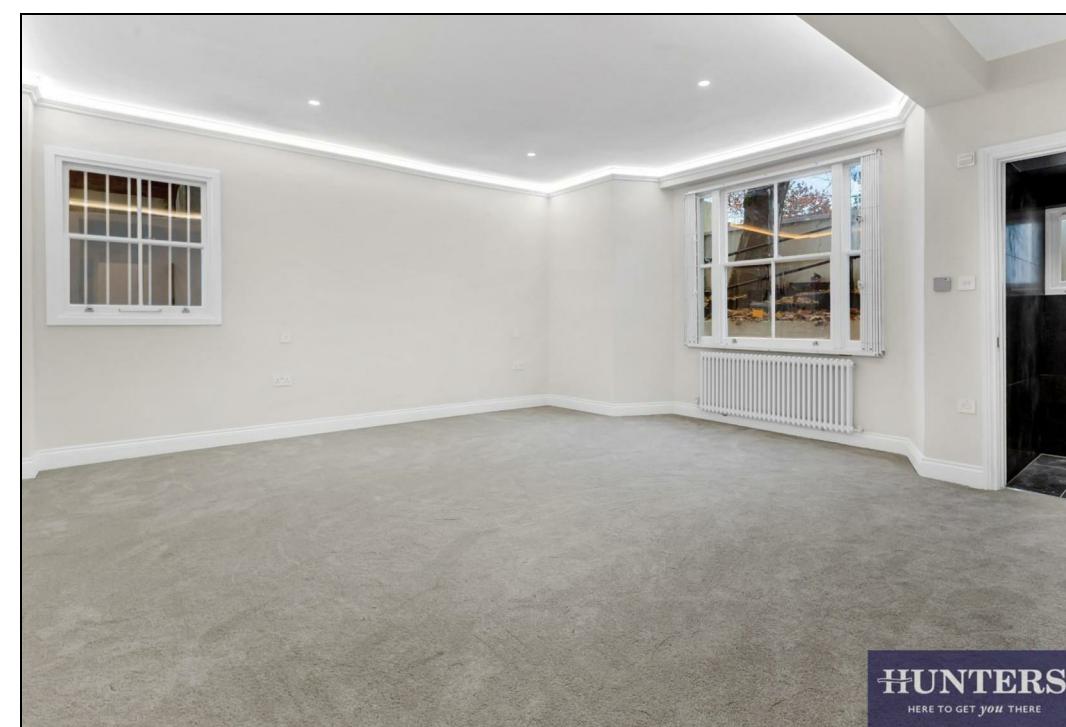
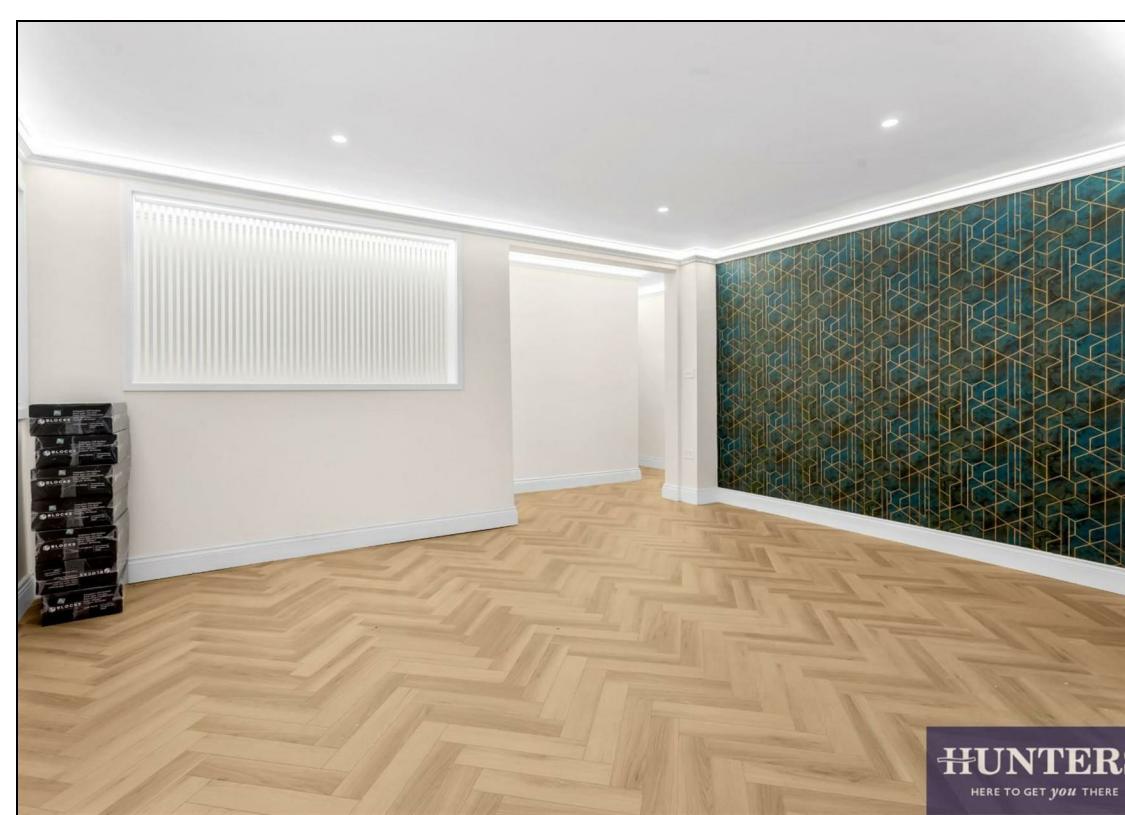
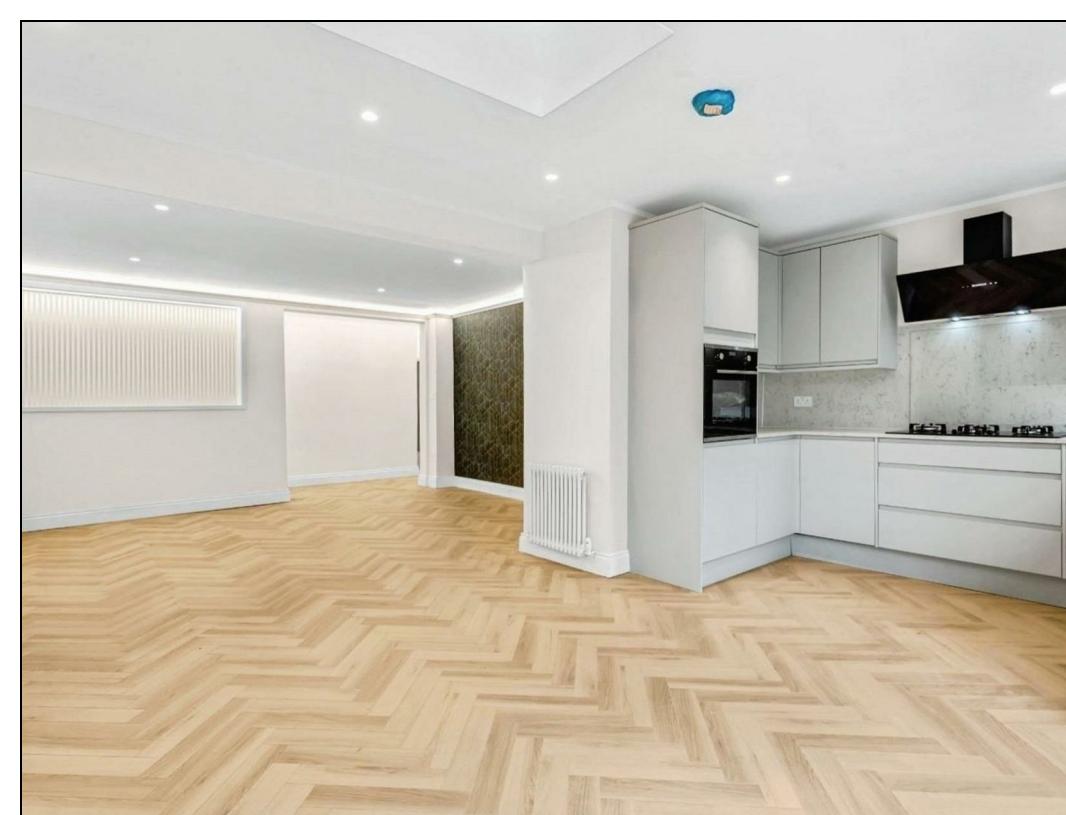
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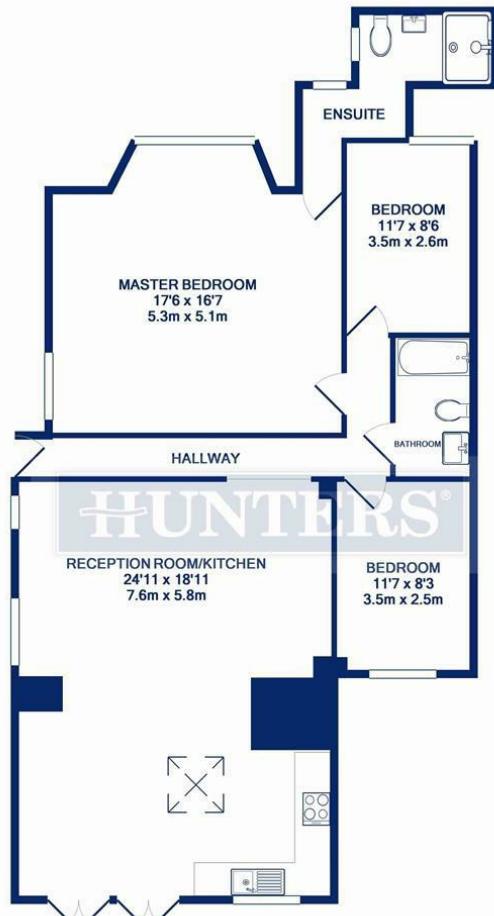


## KEY FEATURES

- 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





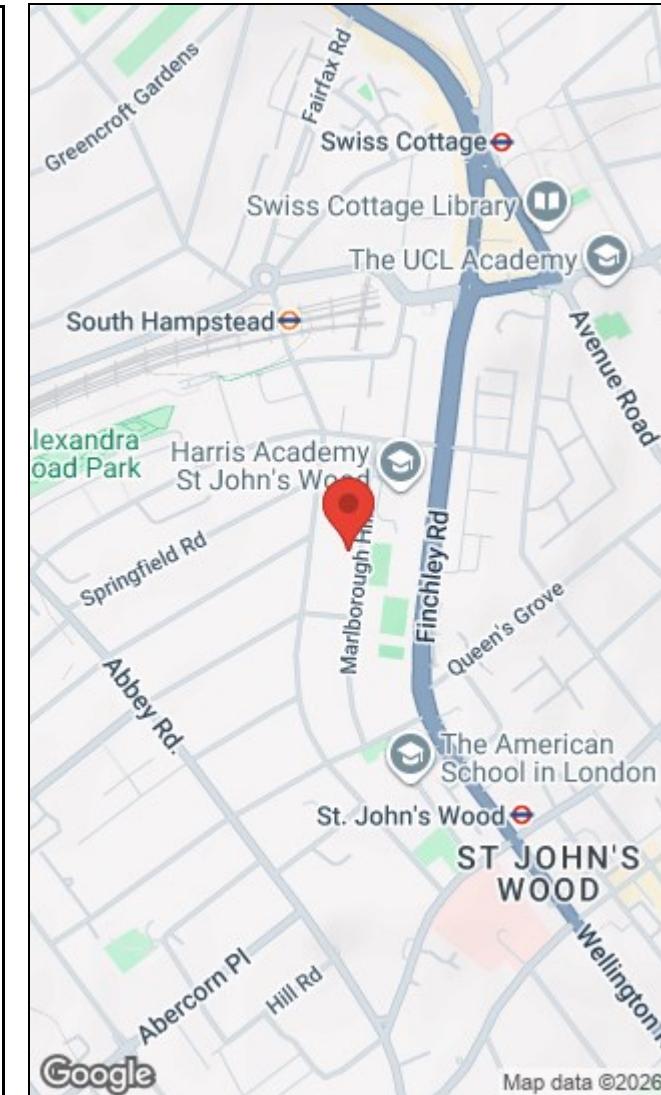


GROUND FLOOR

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		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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