



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 2  2  1  D

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.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



KEY FEATURES





**HUNTERS**  
HERE TO GET YOU THERE



**HUNTERS**  
HERE TO GET YOU THERE

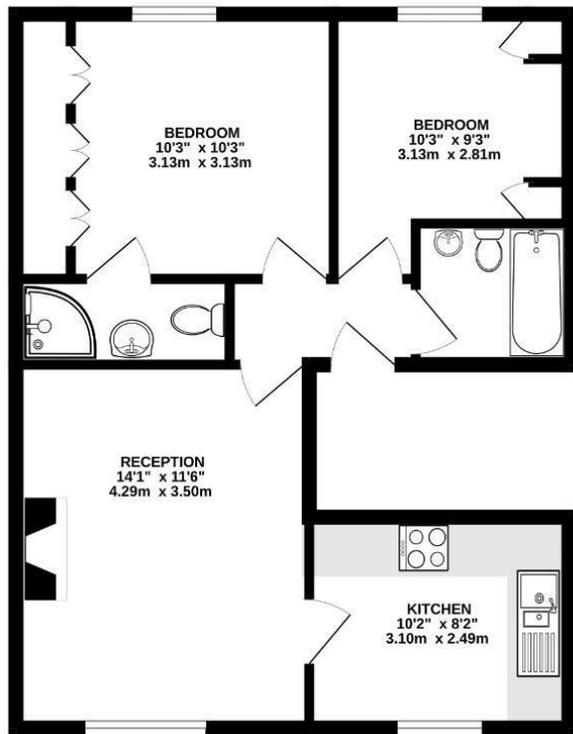


**HUNTERS**  
HERE TO GET YOU THERE



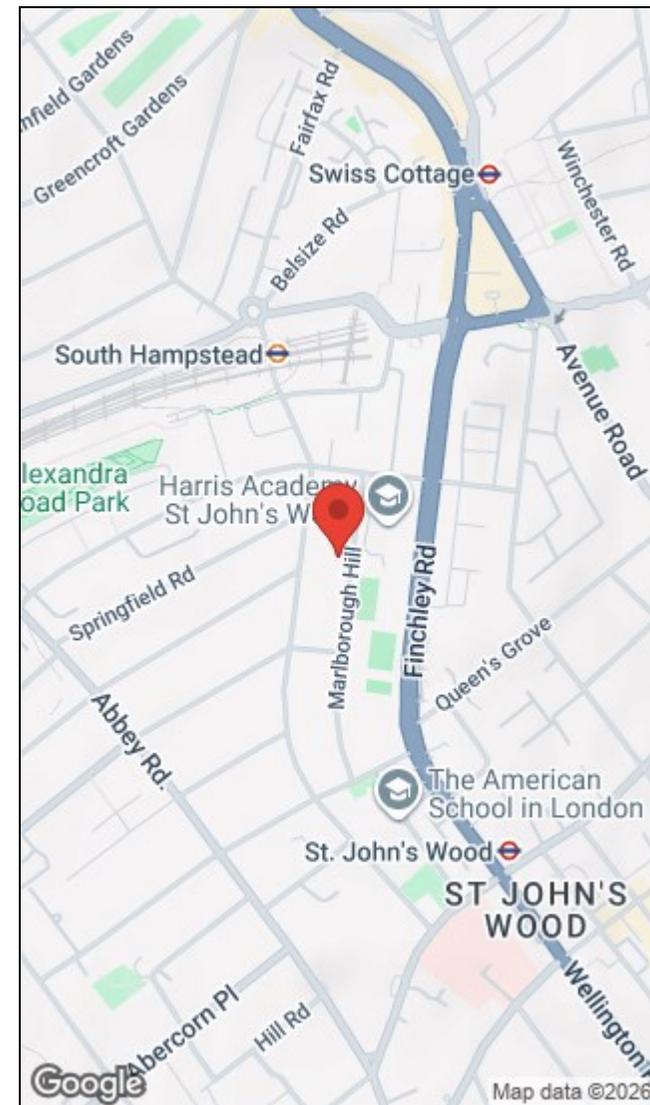
**HUNTERS**  
HERE TO GET YOU THERE

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 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.  
Made with Metropics 10/2025



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	80		
	67		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.