



## MARLBOROUGH HILL, NW8 £2,950,000 JOINT SOLE AGENT Subject to contract

We are delighted to have been instructed on this four bedroom, well-situated individual townhouse and must be seen. The house benefits from well thought-out accommodation, starting on the entrance level with a dining room and contemporary eat-in kitchen, looking out onto a tranquil garden. The garden level offers a large entertaining space with a retro bar, a television area and access to the garden - what else could anyone want! The upper levels consist of a reception room, four bedrooms with two with en suite bathrooms and a further shower room. Located within 0.3 miles of St John's Wood underground station (Jubilee line), within 0.4 miles of the eclectic boutiques and eateries of St John's Wood High Street. A number of schools are within easy reach including the American School.

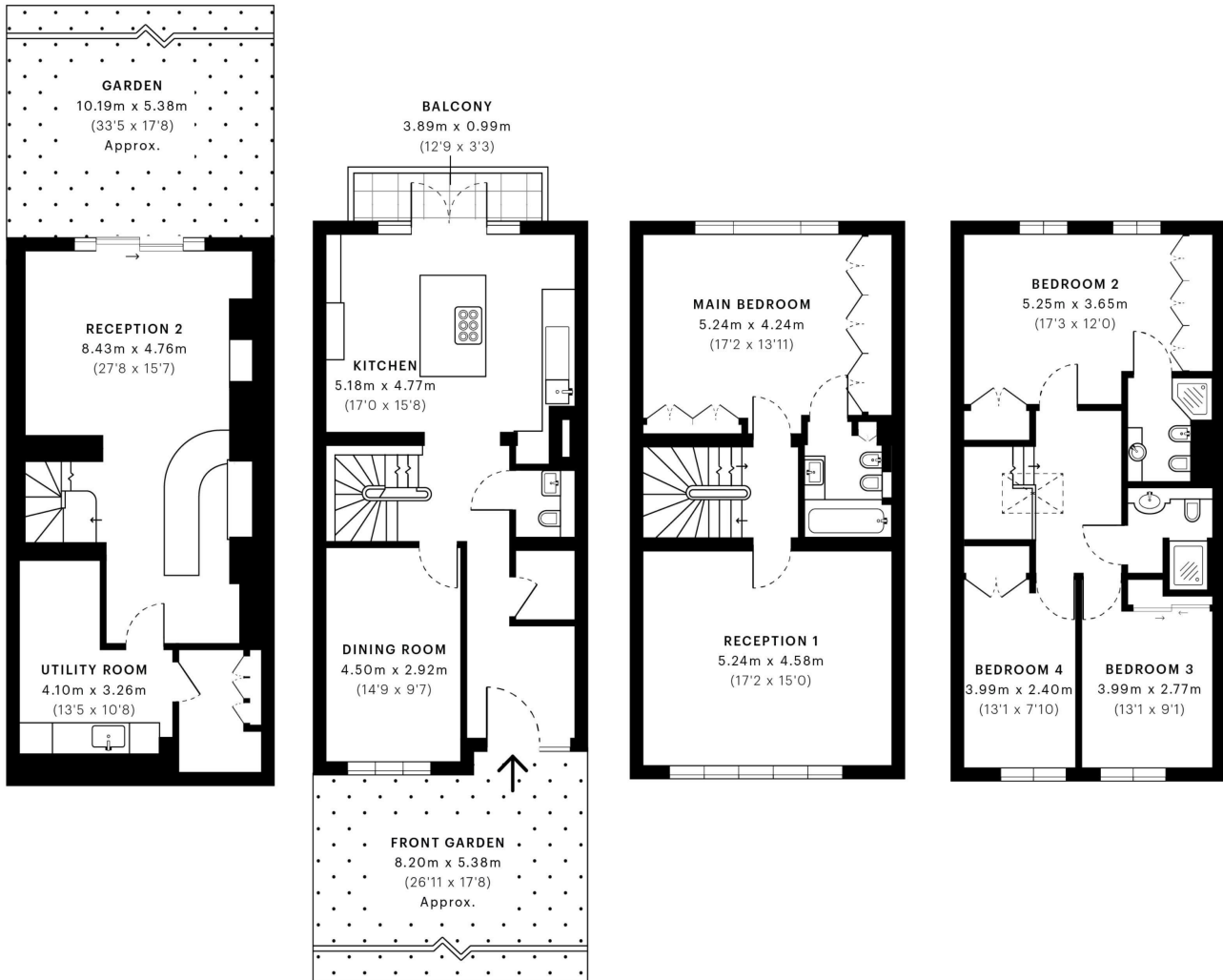
Principal Bedroom With En Suite Bathroom | Second Bedroom With En Suite Shower Room | Two Further Bedrooms | Shower Room | Guest WC | Two Reception Rooms | Kitchen | Dining Room | Utility Room | Front & Back Garden | Balcony | Freehold

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— Lower Ground Floor

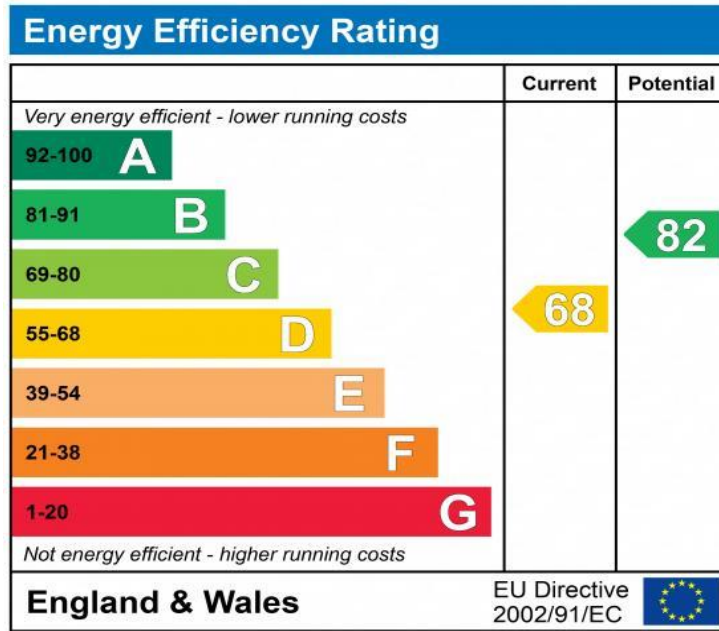
— Ground Floor

— First Floor

— Second Floor



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



**Tenure:** Freehold

**Term:** Freehold

**NOTES:**

**Service Charge:**

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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