

MARLBOROUGH HILL, LONDON NW8 0NN



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A stylish and recently refurbished four bedroom family town house providing an excellent St John's Wood home close to the American School and tube station. Set mainly over three floors, the house comprises two reception rooms plus a further self contained home office / playroom in the basement. The principal bedroom includes plenty of storage and an en suite shower room and there are a further 3 bedrooms and 2 bathrooms on the top floor. Benefits include a sunny west facing garden. Marlborough Hill is located within a short walk of the American School. St John's Wood Jubilee Line tube station is approximately 0.3 miles away.

- 2 RECEPTION ROOMS • 4 BEDROOMS • 3 BATHROOMS (2 EN SUITE) • MODERN INTEGRATED KITCHEN • SEPERATE OFFICE / PLAYROOM • GUEST CLOAKROOM

EPC Rating: D Council Tax Band: H

**£2,200 PER WEEK**

**UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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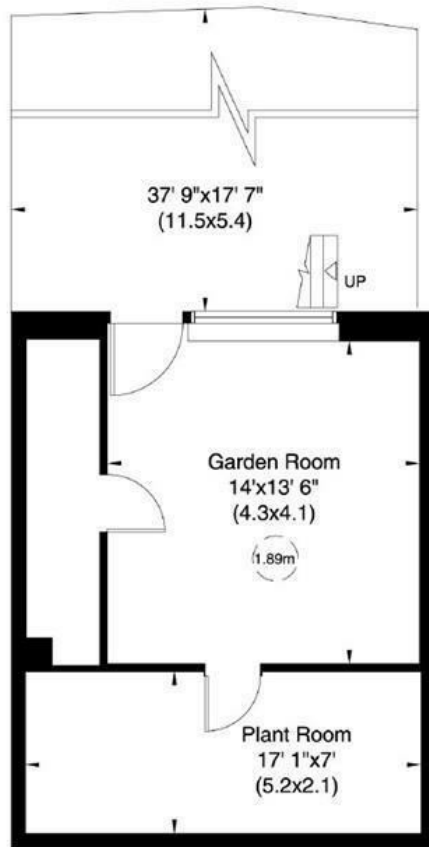


# 10 Marlborough Hill, NW8

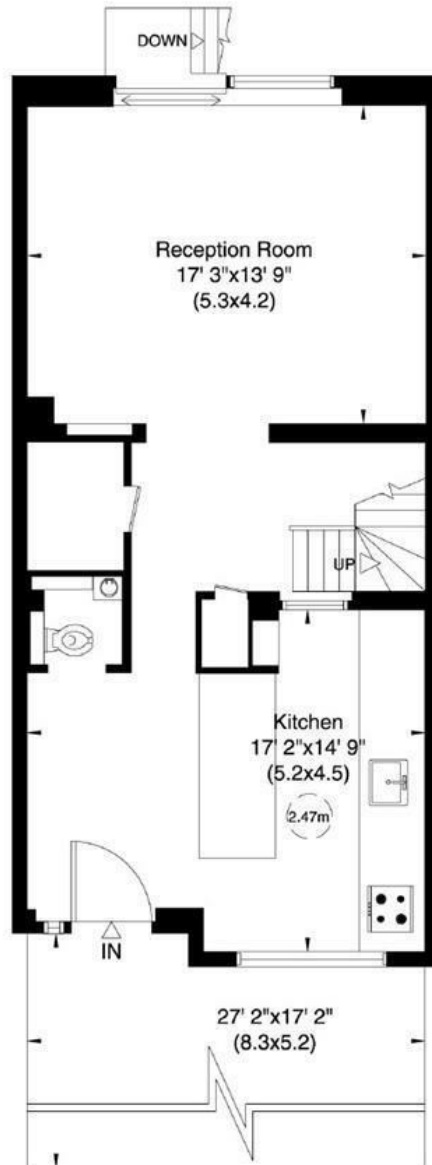
Gross internal area (approx.)

211 Sq m (2270 Sq ft)

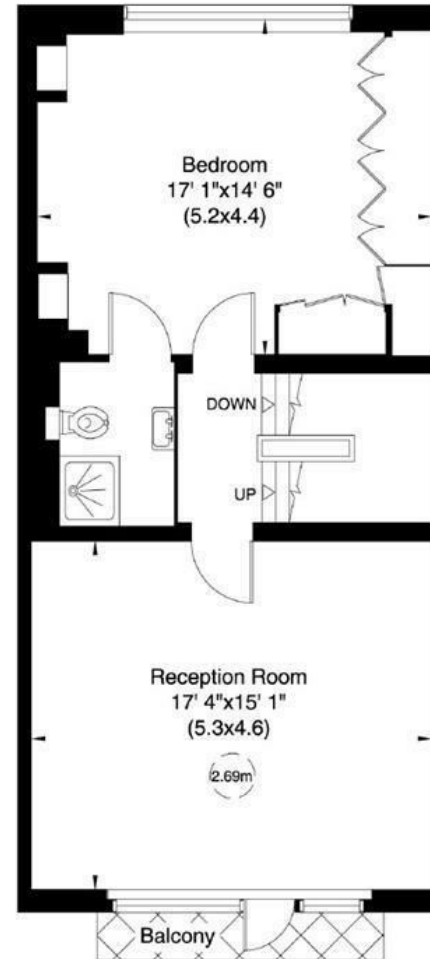
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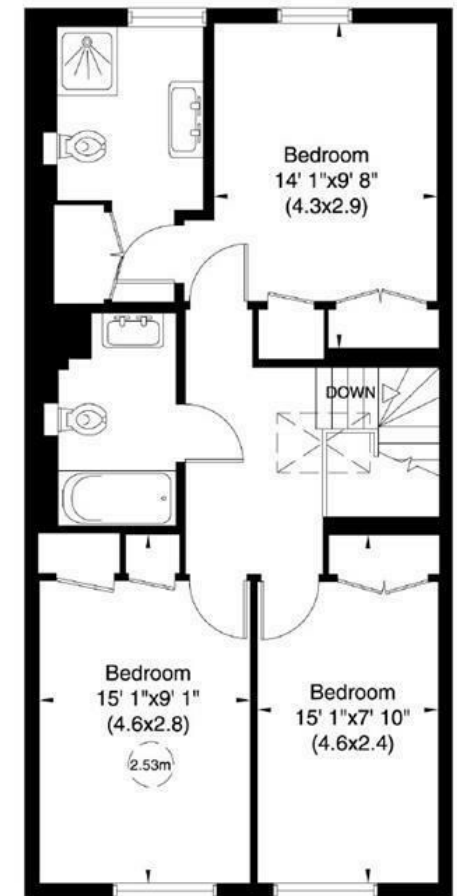
Lower Ground Floor



Ground Floor



First Floor



Second Floor