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HERE TO GET *you* THERE



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# Marston Close, London

Per Month £6,100 Per Month



Located on Marston Close, London NW6, this spacious and well-maintained five-bedroom, three bathroom family home is offered unfurnished and available for immediate occupancy. The property features a bright and welcoming reception room, a modern and fully fitted kitchen, and a private patio garden perfect for outdoor dining or relaxation. Additional benefits include off-street parking and ample storage throughout.

Ideally situated close to local amenities, schools, and excellent public transport links, this property offers the perfect balance of comfort, convenience, and family living.

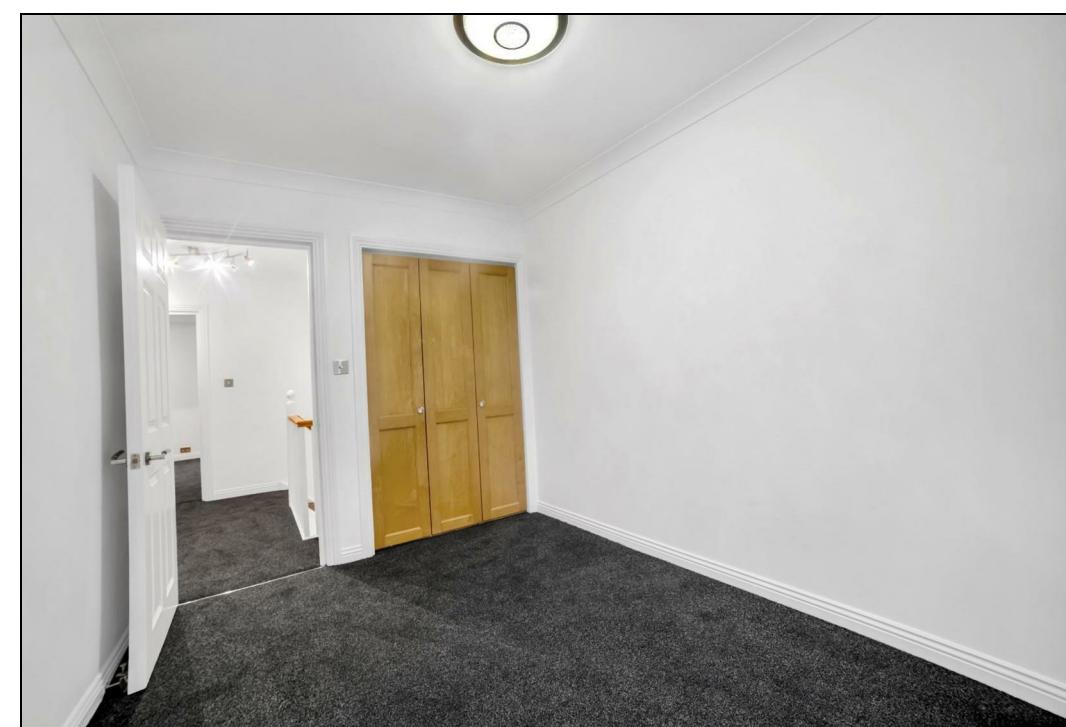
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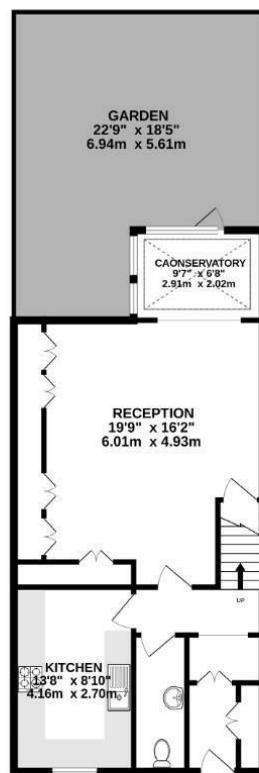
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## KEY FEATURES





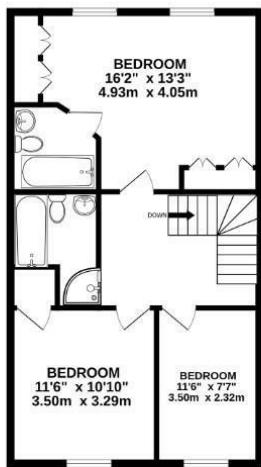
GROUND FLOOR  
678 sq.ft. (62.9 sq.m.) approx.



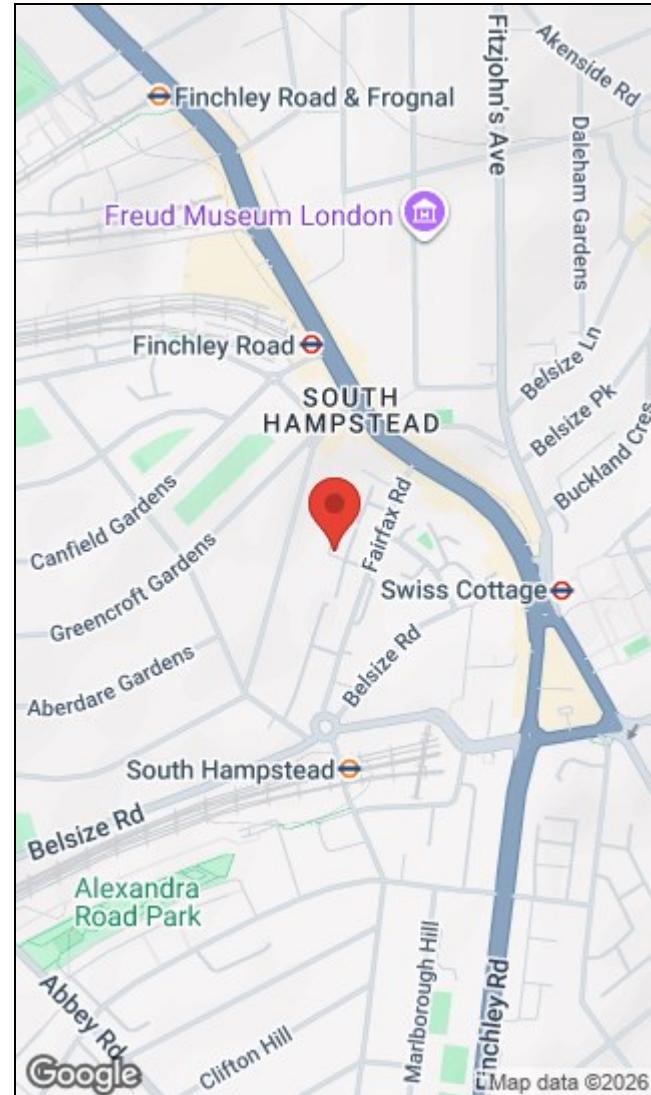
FIRST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



SECOND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.1 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working or efficiency can be given.  
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Fitzjohn's Ave  
Akenside Rd  
Daleham Gardens  
Belsize Ln  
Belsize Pk  
Buckland Crt

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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	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	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		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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