

Marlborough Hill, St John's Wood NW8



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Located on the ground floor of a well-maintained building on Marlborough Hill NW8, this charming three bedroom flat offers an ideal blend of space, comfort, and convenience.

The property features a spacious and bright reception room, perfect for relaxing or entertaining, with large windows that flood the room with natural light. The principal bedroom is generously sized and benefits from a private en suite bathroom. There are two additional well-proportioned bedrooms which offer versatile living options, ideal for a family or guests, and a family bathroom. The wide hallway adds to the sense of space and opens up to a large, fully equipped kitchen, offering ample room for dining and cooking.



Asking price: £1,400,000

Tenure: Share of freehold plus leasehold, approximately 971 years remaining

Service charge: £7,735.08 per annum + reserve fund £2,978.40 per annum (paid half yearly). The next review date is in 2026.

Ground rent: £700 per annum. Fixed until 2047.

Local authority: City of Westminster

Council tax band: G







Amenities

Extra-fast broadband is available with fibre into the premises. The building is well-served by a dedicated porter, ensuring ease of living and added security. The building has a lift and underground parking equipped with EV charging. It is currently considering adding solar panels to the roof. Although the flat has not been redecorated for some time, the layout and proportions are excellent.





Location

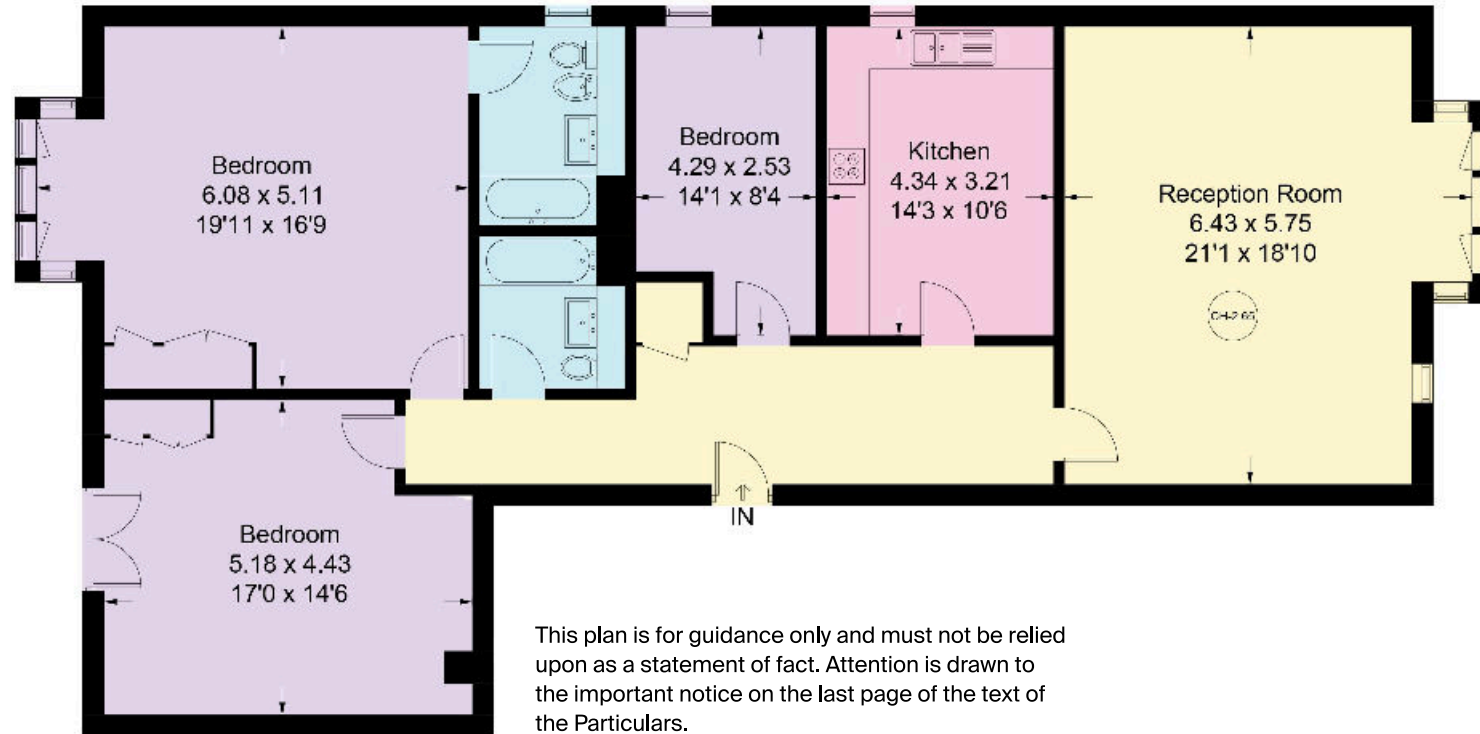
Marlborough Hill, St John's Wood, is superbly located within 0.4 miles of St John's Wood Underground Station (Jubilee Line) and within 0.6 miles of the fashionable boutiques, pavement cafes and restaurants on St John's Wood High Street. Local attractions include the Abbey Road studios, made famous by the Beatles, Lord's Cricket Ground and the Hampstead Theatre.

The American School in Loudoun Road is very popular, with many executives relocating to London with their families and close to the green spaces of Regent's Park and Primrose Hill.



Marlborough Hill

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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