





KEY FEATURES

- Private garden
- Terrace and balcony
- Off-street parking
- Optional furnishing

A well-arranged semi-detached family townhouse offering versatile living space, a private garden and terrace, situated on one of St John's Wood's most desirable streets. The property provides approximately 2,954 sq.ft across four floors and benefits from off-street parking and modern interiors throughout.

The ground floor includes a bright reception room, a spacious kitchen and dining area with direct access to the landscaped garden, and a guest WC. The first floor offers two large bedrooms, one with an ensuite bathroom and terrace access, along with a family bathroom.

The second floor comprises two further bedrooms, one ensuite, a study, and additional shower rooms. The lower ground floor provides a playroom or media room, a utility area, and WC.

The Marlowes is positioned in the heart of St John's Wood, close to the shops, cafés, and restaurants on St John's Wood High Street. Regent's Park and Primrose Hill are within easy reach, providing access to green open spaces. St John's Wood Underground Station (Jubilee Line) offers direct transport links to the West End and Canary Wharf.



5 BEDROOM



4 BATHROOM





ACCOMMODATION

Five to six bedrooms

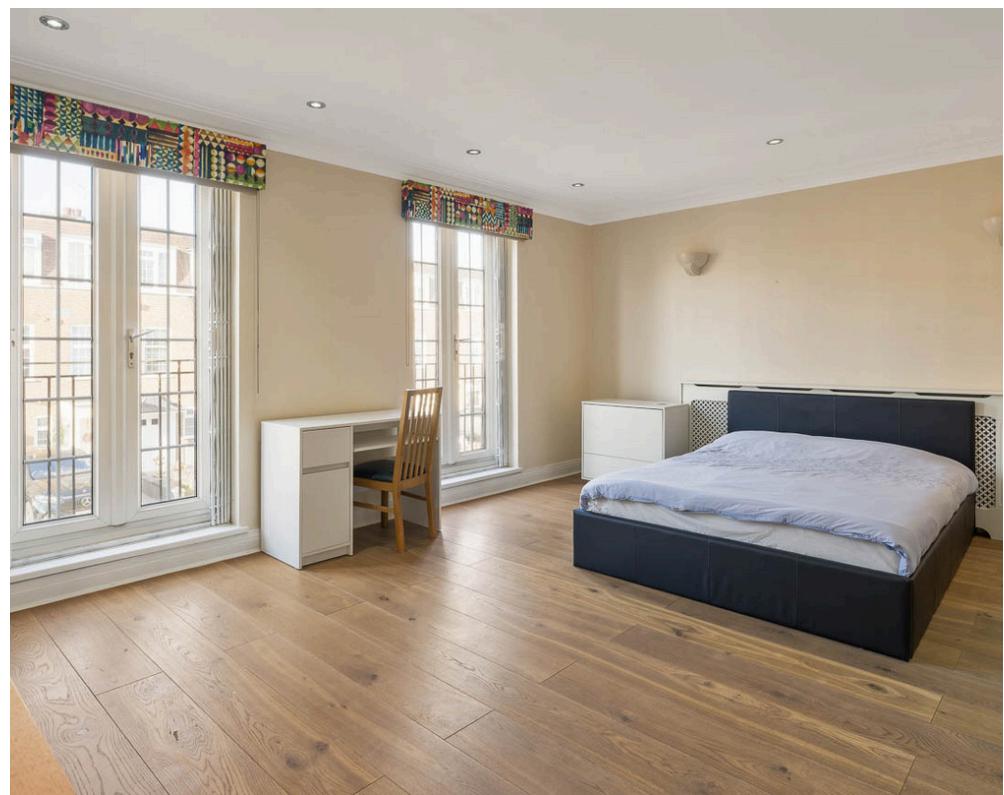
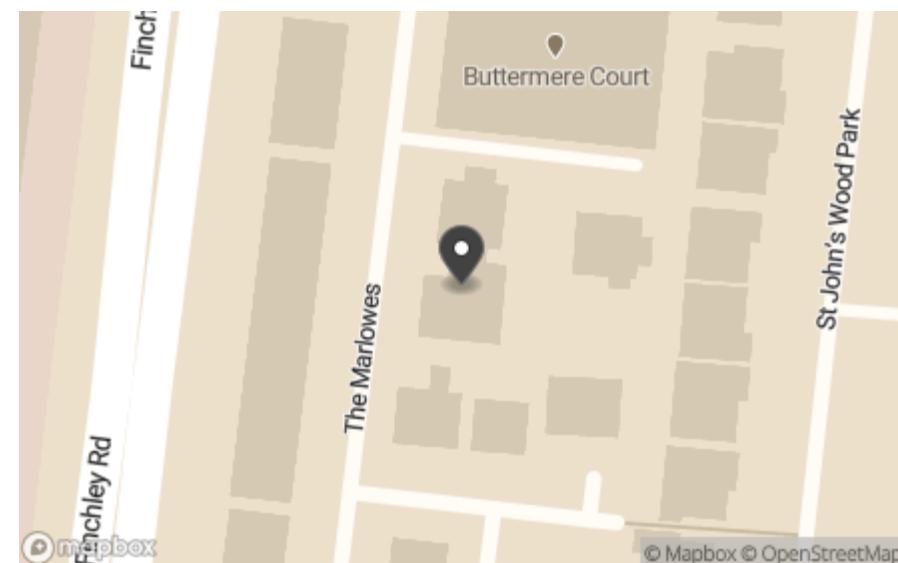
Four bathrooms

One to two reception rooms

Home office

LOCATION

The Marlowes is positioned in the heart of St John's Wood, close to the shops, cafés, and restaurants on St John's Wood High Street. Regent's Park and Primrose Hill are within easy reach, providing access to green open spaces. St John's Wood Underground Station (Jubilee Line) offers direct transport links to the West End and Canary Wharf.





The Marlowes, NW8

Approximate Gross Internal Area = 3112 sq ft / 289.1 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer

TERMS

Price: £2,308 per week

Council Tax Band: G

Viewing: By appointment only



80 St Johns Wood High Street,
London, NW8 7SH
sjw@beauchampestates.com
020 7722 9793

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

