





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

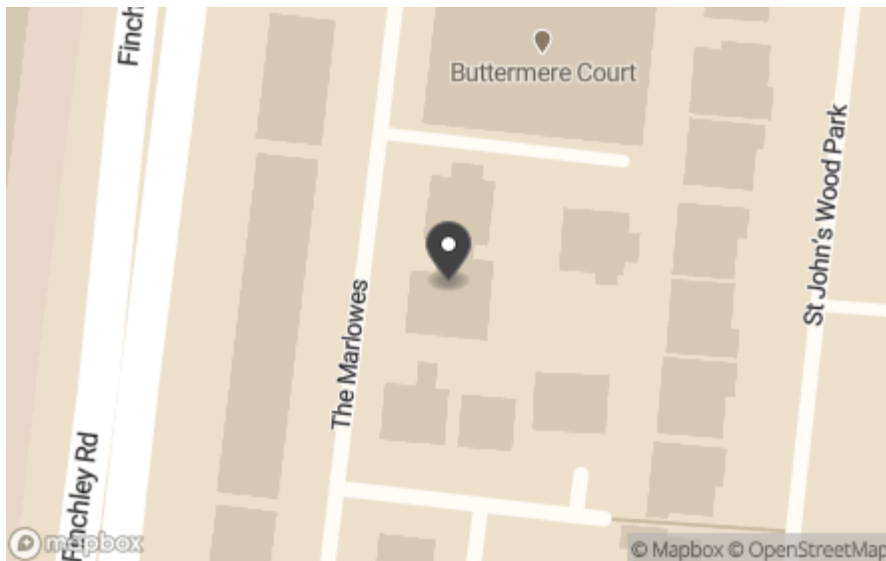
Four bathrooms

One to two reception rooms

Home office

LOCATION

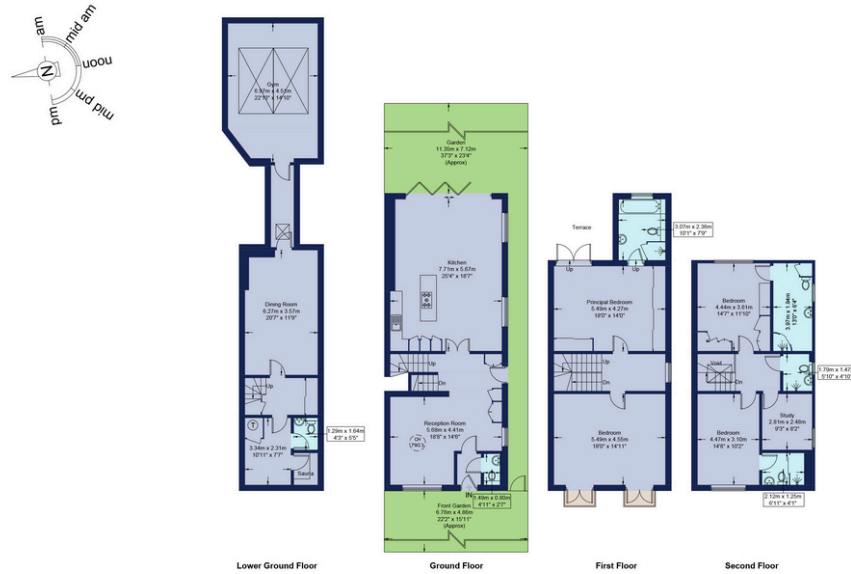
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The Marlowes, NW8

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



**BEAUCHAMP
ESTATES**

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**

**BEAUCHAMP
ESTATES**

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

TERMS

Price: £2,308 per week

Council Tax Band: G

Viewing: By appointment only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	

