



# Marlborough Hill

St John's Wood, NW8

£3,250 per month  
(£750 per week)

A modern and spacious two bedroom apartment in portered development with underground parking,.

CHESTERTONS



# Marlborough Hill

## St John's Wood, NW8

- Spacious Apartment in a Portered Development
- 2 Bedrooms, 2 Bathrooms
- Underground Parking
- Short Walk to St John's Wood or Swiss Cottage Station



A spacious (over 900sqft) apartment on the raised ground floor of this sought after development and a short walk from St John's Wood Underground Station. The property comprises; 2 double bedrooms, 2 bathrooms (inc 1 en-suite), large reception room and separate kitchen. The property also benefits from wood floors, porterage and secure underground parking.

**Minimum Term:** 12 months  
**Deposit Required:** £3,750.00  
**Local Authority:** City of Westminster  
**Council Tax Band:** G  
**EPC Rating:** C  
**Part Furnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (91-100)		
<b>B</b> (81-90)		
<b>C</b> (69-80)	79	81
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons St John's Wood Lettings*

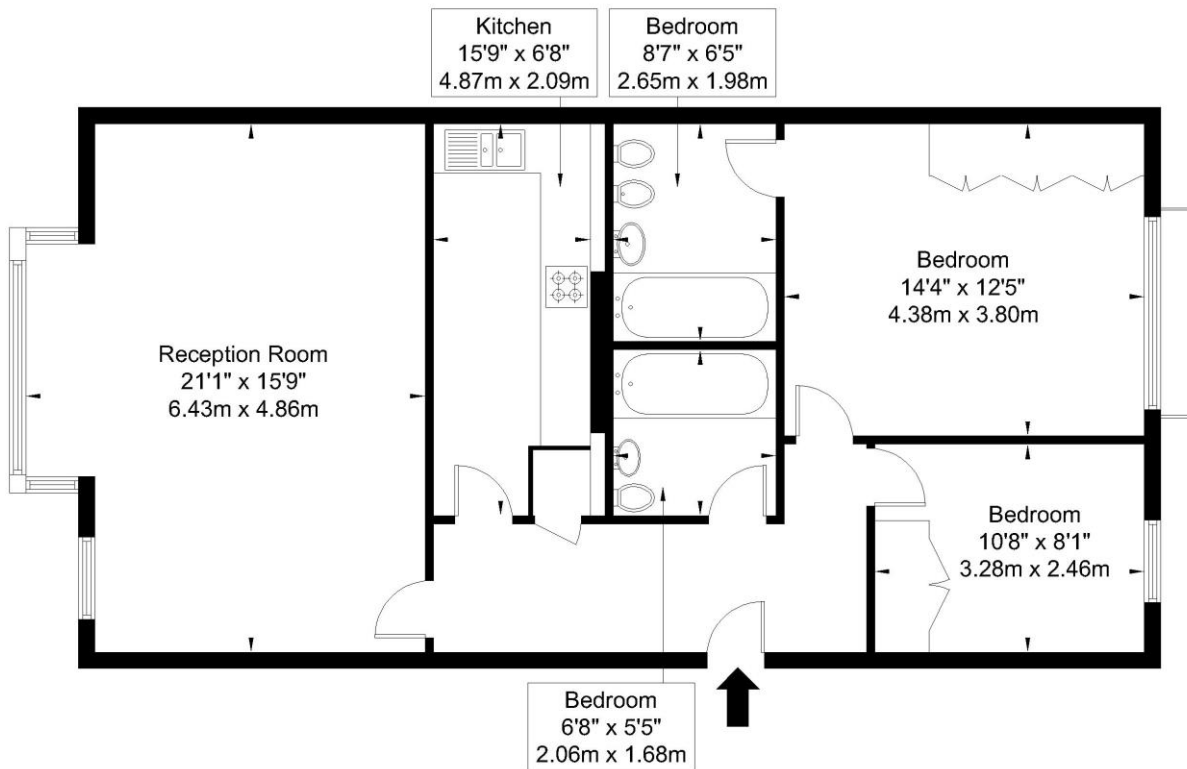
105 St. Johns Wood Terrace  
 London  
 NW8 6PL  
 stjohswood@chestertons.co.uk  
 02030408622  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees



# St John's Wood, NW8 0NG

Approx Gross Internal Area = 85 sq m / 914 sq ft



Ground Floor

Ref:

Copyright

**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

