



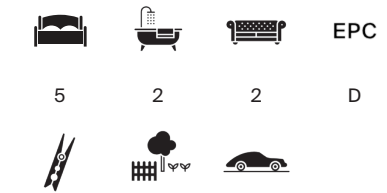
MARLBOROUGH HILL

St John's Wood NW8



AN EXCELLENT FIVE BEDROOM TOWNHOUSE

Spanning approximately (2,260 sq ft / 209.9 sq m) with a west-facing garden and lock-up garage in St John's Wood, NW8.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Asking Price: £2,395,000

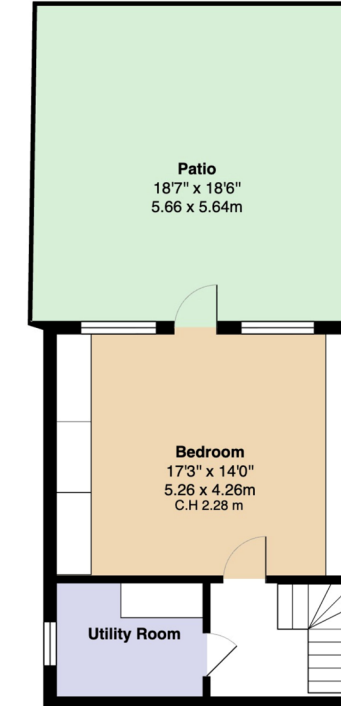
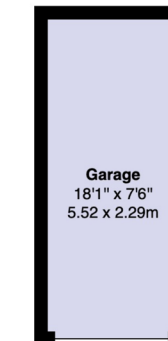


MARLBOROUGH HILL, ST JOHN'S WOOD NW8

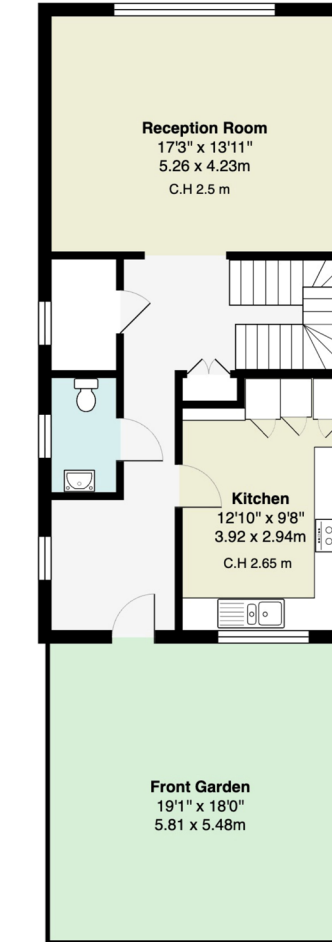
This contemporary house offers flexible, well-balanced living space across four floors, featuring three reception rooms, a kitchen/breakfast room, four bedrooms, three bathrooms, a guest cloakroom, and a separate utility room. There is further scope to develop and extend the lower ground floor (subject to the necessary planning consents).

Marlborough Hill is superbly located within 0.3 miles of St John's Wood Underground station (Jubilee Line) and within 0.4 miles of all the fashionable boutiques, pavement cafes and restaurants on St John's Wood High Street, as well as The American School and Regent's Park.

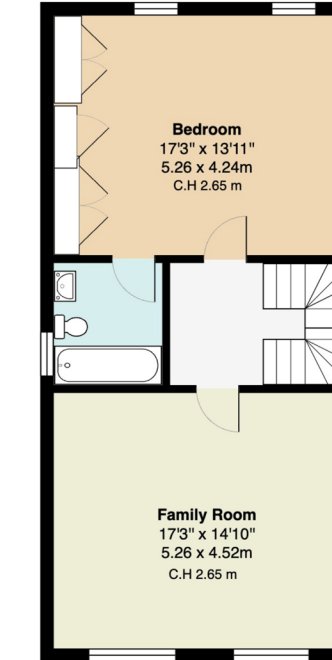




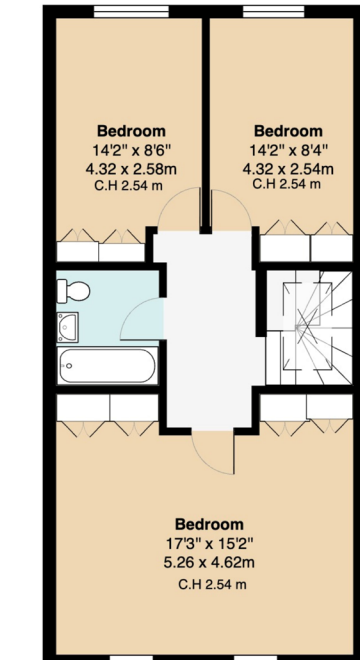
Lower Ground Floor



Ground Floor



First Floor



Second Floor



(Excluding Patio/Garage/Front Garden)
Approximate Gross Internal Area = 209.9 sq m / 2,260 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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