



A two bedroom apartment situated in a popular purpose built building in St. John's Wood

Marlborough Hill, St. John's Wood, London, NW8

£1,100,000 Share of Freehold + Leasehold (approximately 974 years remaining)

savills

- Modern purpose built block • Private outdoor terrace
- Passenger lift • Long lease • Secure underground parking

About this property

This spacious two bedroom apartment is situated on the second floor of a modern purpose built block on Marlborough Hill in St. Johns Wood. Accommodation comprises of a spacious reception / dining room which leads to a private terrace, a separate kitchen, a principal bedroom with en suite bathroom, a second bedroom and a family bathroom.

Further benefits include a designated underground parking space, a passenger lift and a caretaker.

Local Information

Marlborough Hill is situated on the west side of St John's Wood and sits within approx. 0.3 miles of St. John's Wood High Street and St. Johns Wood Station (Jubilee Line) which provides easy access to the West End and Canary Wharf.

Tenure

Share of Freehold + Leasehold
(approximately 974 years remaining)

Local Authority

City Of Westminster = Band G

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 203 043 3600



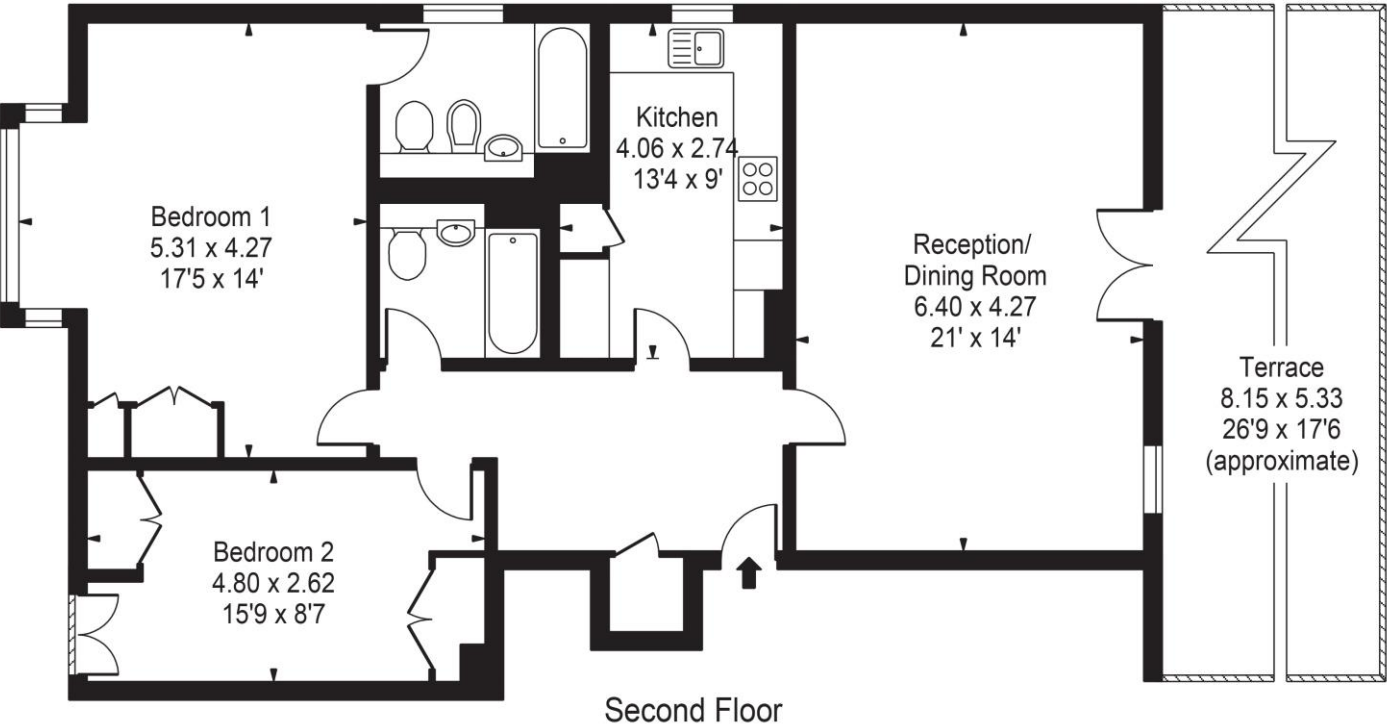


Marlborough Hill, St. John's Wood, London, NW8
Gross Internal Area 1016 sq ft, 94.4 m²


Alicia Lindsay
St. John's Wood & Regents Park
+44 (0) 203 043 3600
alindsay@savills.com

 |  savills | savills.co.uk

Marlborough Hill
Gross Internal Area(Approx)
Total = 94.39 Sq m / 1016 Sq ft



For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211008LEDL

