



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

£950,000 *Leasehold*

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An exquisite two-double bedroom apartment, with two bathrooms located on the first-floor of this handsome period conversion. The property benefits from high ceilings, sash windows, a separate kitchen and an 18ft reception room with a marble surround fireplace. Ideally located on this peaceful, tree-lined street less than half a mile away from St John's Wood High Street and Underground Station (Jubilee Line) in addition to both South Hampstead Overground and Swiss Cottage Underground Station (Jubilee Line).



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Second Bedroom
- Bathroom
- Reception Room
- Separate Kitchen
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 31/03/2173

Service Charge: £2,560.9 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: F

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

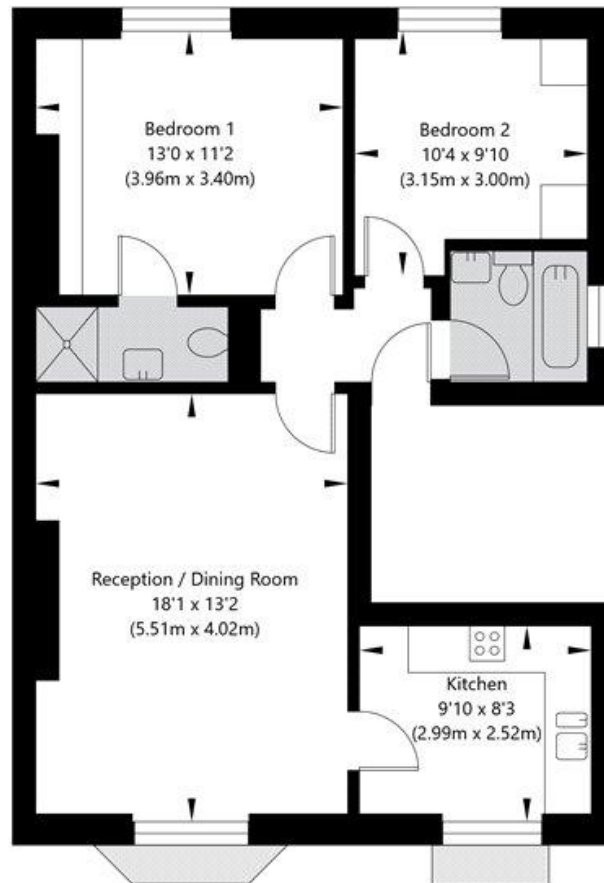
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260312>

Marlborough Hill, London, London, NW8 0NG

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 62.8 SQ M / 676 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 62.8 SQ M / 676 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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