



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

£1,075,000 *Leasehold*

3  1  2 

A wonderful three-bedroom, duplex apartment arranged over the top two floors of this charming period conversion, with fantastic far-reaching views across mature gardens. The property further benefits from two balconies, two en-suite bathrooms and a shower cubicle with wc in the mansard loft extension. This property has a fully fitted kitchen with Miele appliances, an oak engineered wooden floor and is offered for sale with no onward chain. St John's Wood High Street and Underground Station (Jubilee Line) are both less than half a mile away, as are the amenities of Swiss Cottage. Please note that the exterior of the building is currently being renovated, so this image has been enhanced with the support of cgi.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Principal Bedroom with En-Suite and Balcony
- Second Bedroom with En-Suite Bathroom
- Third Bedroom with Shower Cubicle
- Guest WC
- Separate Kitchen
- Reception Room with Balcony
- Leasehold



MATERIAL INFO

Tenure: Leasehold

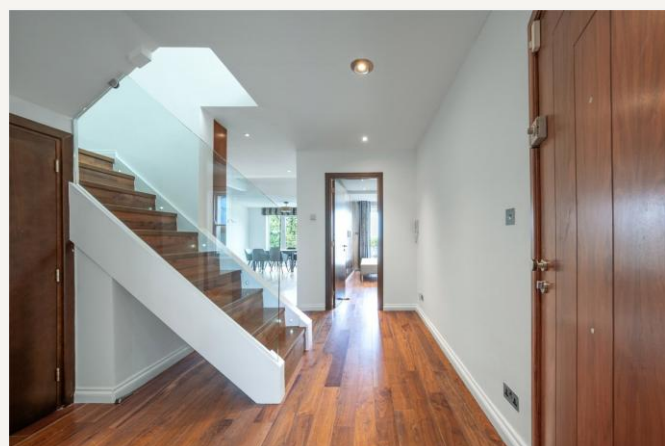
Lease Expiry Date: 25/03/2128

Service Charge: £1,474 per annum

Ground Rent: £60 Annually (subject to increase)

Council Tax Band: F

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 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/SJD120153>

Marlborough Hill, London, NW8 0NG



APPROXIMATE GROSS INTERNAL FLOOR AREA 113.76 SQ M / 1224 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 104.3 SQ M / 1122 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.