



**The Marlowes, St John's Wood,  
London NW8**

**Sole Agent**

**Guide Price: £3,000,000**

*Freehold*

# The Marlowes, St John's Wood, London NW8

An immaculately presented 5 bedroom / 3 reception room town house arranged over 4 floors. The current owners extended the property about 9 years ago including the creation of a fantastic basement so the accommodation now stands at 2628 sq ft/244 sq m with a contemporary interior.

Benefits include 2-3 reception rooms, modern fitted kitchen, underfloor heating and off street parking for 2 cars.

The Marlowes is located behind St John's Wood Park and within 0.4 miles of St John's Wood Underground Station (Jubilee Line) and local shops. The American School (0.3 miles) and Regent's Park (0.7 miles) are also close at hand.

Local Authority: LB Westminster  
Council Tax Band: H  
EPC: C

- Entrance Hall
- 24' Reception / Dining Room
- Lounge
- TV Room
- Modern Fitted Kitchen
- Large Utility Room
- 5 Bedrooms
- 4 Bathrooms/Shower Rooms (3 Ensuite)
- Guest Cloakroom
- Rear Patio Garden
- Balcony

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APPROXIMATE GROSS INTERNAL FLOOR AREA 244.24 SQ M / 2628 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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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

