



**25 Marlborough Hill, London
NW8 0NG
Asking price £2,950,000 Freehold**

IAN GREEN
RESIDENTIAL

A spacious six bedroom townhouse comprising of 2494 square feet (231 sq mtrs) arranged over four floors. The freehold property is presented in good condition throughout and has potential for further development on the lower ground floor (subject to planning permission). Further benefits include a west facing rear garden as well as a separate lock up garage measuring 131 square feet (12 sq mtrs) that is held on a separate leasehold title.

Marlborough Hill is located within walking distance of the shopping and transport facilities of St John's Wood High Street including the Underground Station (Jubilee Line) whilst the American School in London and Regent's Park are both close at hand.





Marlborough Hill, NW8

Approximate Gross Internal Area = 231.7 sq m / 2494 sq ft
(Excluding Reduced Headroom)
Garage = 12.2 sq m / 131 sq ft
Reduced Headroom = 0.8 sq m / 9 sq ft
Total = 244.7 sq m / 2634 sq ft



**Certified
Property
Measurer**

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. (ID897057)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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