

FLAT 17, 45 MARLBOROUGH PLACE
ST. JOHN'S WOOD, LONDON, NW8



A well-presented three-bedroom, two-bathroom Apartment situated on the second floor of a secure, portered development in NW8.

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KEY FEATURES

Apartment
Leasehold
Approx. 1,102 sq.ft. /102.39 sq.m
3 Bedrooms
2 Bathrooms
Porter
Communal Gardens
Underground Parking
Ideal location

DESCRIPTION

A well-presented three-bedroom, two-bathroom Apartment situated on the second floor of a secure, portered development in NW8.

Spanning just over 1,100 sq ft, the property features a spacious reception room with ample natural light, a separate kitchen, and well-proportioned bedrooms with built-in storage. The principal bedroom benefits from an en-suite bathroom, while the additional two bedrooms share a family bathroom. Further highlights include elegant herringbone parquet flooring and UPVC double glazing throughout. Secure underground parking is also included.

Ideally positioned between the iconic Abbey Road and the sought-after Hamilton Terrace, the apartment benefits from excellent transport links, including St John's Wood and Maida Vale Underground stations. St John's Wood High Street and Regent's Park are both within walking distance, offering a selection of



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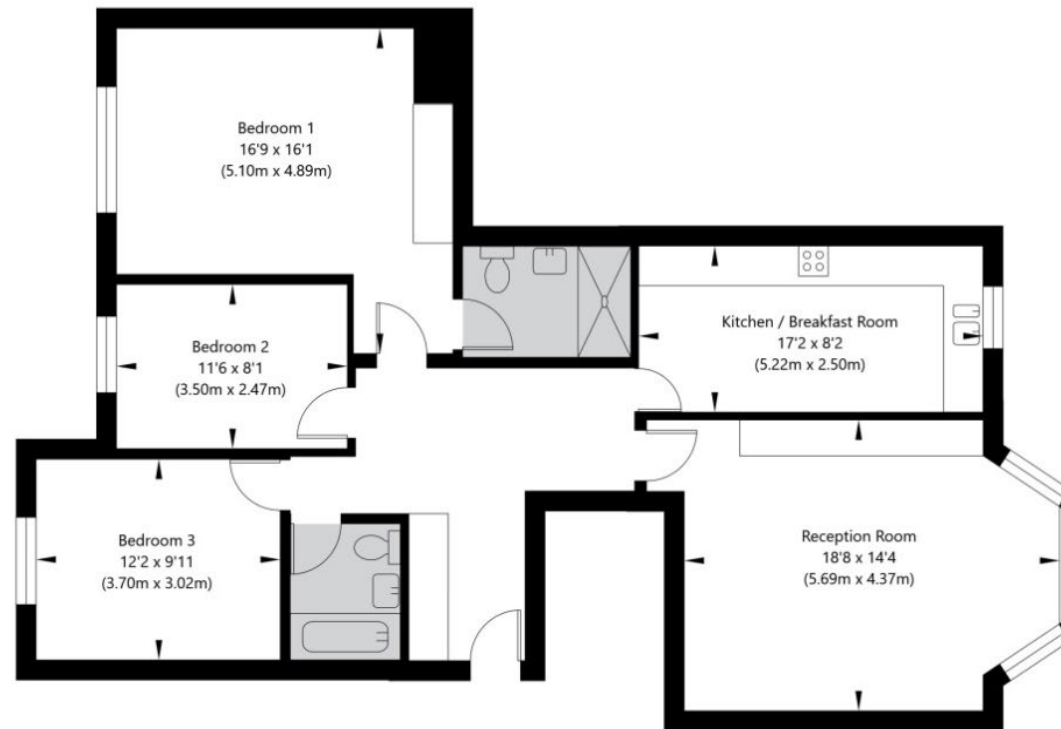


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ST. JOHN'S WOOD, LONDON, NW8

Marlborough Place, London NW8 0PX

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 102.39 SQ M / 1102 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 102.39 SQ M / 1102 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.