

# THE MARLOWES, LONDON NW8 6NB





# THE MARLOWES, LONDON NW8 6NB

A well presented and recently decorated semi detached family town house, situated within this very popular development on the East side of St Johns Wood. The house is approximately 2,210 sq ft/205 sq m of internal accommodation arranged over three floors and comprises 4 double bedrooms with ample storage, 2 family bathrooms, modern fully fitted semi open-plan kitchen/dining room with access to a charming garden, large reception room, separate study, utility closet and a guest cloakroom, the house also benefits from A/C in the two top floor bedrooms, under floor heating in the bathrooms and kitchen and also a garage which is available by separate negotiation

The property is located approx. 1/2 mile from all the cafes, shops and transport facilities of both St Johns Wood High Street and Swiss Cottage (Jubilee Line) and similar distance to The American School London.

• MODERN KITCHEN/DINING ROOM • LARGE RECEPTION ROOM • FOUR DOUBLE BEDROOMS • TWO FAMILY BATHROOMS • BEAUTIFUL GARDEN • SEPARATE UTILITY CLOSET • CLOSE TO LOCAL AMENITIES

EPC Rating: C Council Tax Band: G

**£2,650 PER WEEK**

**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**ARLINGTON**

RESIDENTIAL

**020 7722 3322**

**arlingtonresidential.com**

























































# The Marlowes

Approx. Gross Internal Area 2210 Sq Ft - 205.32 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD