

**10 MARLBOROUGH HILL
ST JOHN'S WOOD
LONDON
NW8 0NN**

£1,900 Per week

AR
ARLINGTON
RESIDENTIAL

020 7722 3322
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EXCLUSIVE. A stylish four bedroom family town house with open plan living areas providing an excellent St John's Wood home close to the American School and tube station.

Set mainly over three floors, the house comprises two reception rooms plus a further self contained home office / playroom in the basement. The principal bedroom includes plenty of storage and an en suite shower room and there are a further 3 bedrooms and 2 bathrooms on the top floor. Benefits include a sunny west facing garden. Marlborough Hill is located within a short walk of the American School. St John's Wood Jubilee Line tube station is approximately 0.3 miles away.

- 4 Bedrooms
- 3 Bathrooms (2 en Suite)
- Guest Cloakroom
- 2 Reception Rooms
- Open Plan Kitchen
- Self-contained Office / Playroom
- Private Garden
- EPC Rating D
- Westminster Council Tax Band H
- Unfurnished

Tenancy Information

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

Holding Deposit - 1 week's rent; and/or

Deposit - 5 weeks' rent / 6 weeks' rent in the case of rental over £50,000 pa

Payments to other third parties - eg Council Tax, utilities, communications services

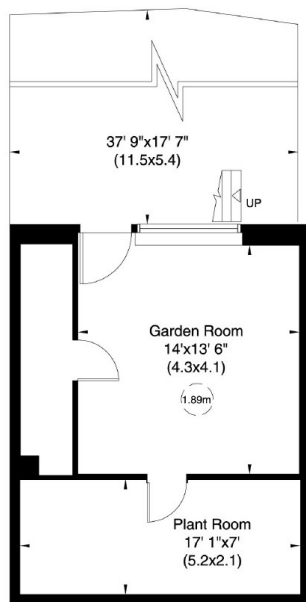
Default Charges - eg payments for the replacement of lost keys or interest on overdue rent

Tenancy Transaction Charges - eg requests to vary or assign the tenancy









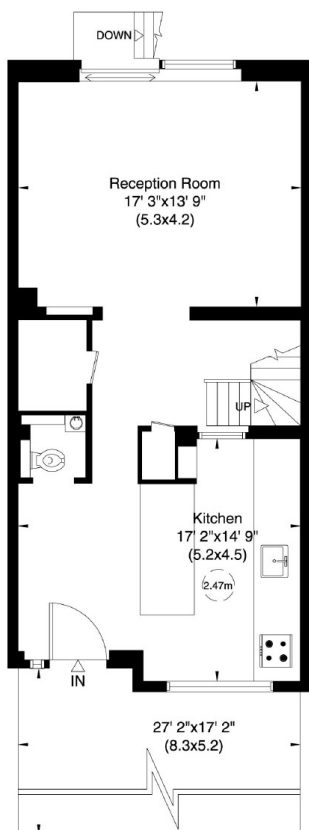
Lower Ground Floor

10 Marlborough Hill, NW8

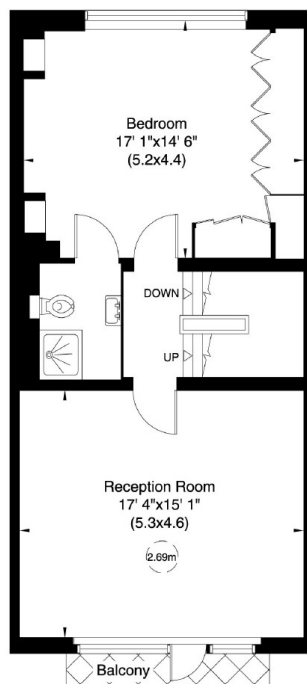
Gross internal area (approx.)

211 Sq m (2270 Sq ft)

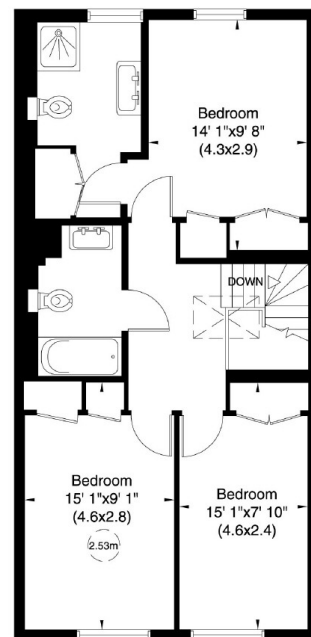
For identification only, Not to Scale



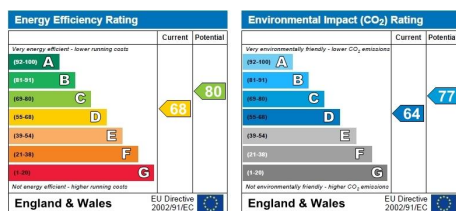
Ground Floor



First Floor



Second Floor



8 Wellington Road, St John's Wood, London, NW8 9SP

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