



The Marlowes, St Johns Wood, London, NW8 .| £2,600,000

- Wood Floors
- Freehold
- Ensuite Bathroom
- Three Receptions

- Double Glazing
- Conservatory
- Private Balconies

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Situated in a quiet cul-de-sac road in St Johns Wood and benefiting from a separate garage is this freehold 2,176 sq ft five bedroome three reception end of terrace town house set over three floors. The house is positioned giving access to St John's Wood High Street, the local shops and the American School. The big open spaces of Regent's Park & Primrose Hill are also within easy reach.

The accommodation to the ground floor comprises guest cloakroom; a separate kitchen; a spacious 17' reception room; dining area with fitted storage and a 19' conservatory with sliding doors leading onto the private rear garden. The accommodation to the first floor comprises reception two with direct access to private balconies and wall mounted storage with book shelves; principal bedroom with dressing area and fitted wardrobes and a luxury fitted ensuite bathroom.

The accommodation to the second floor comprises bedroom two with wood floors; bedroom three with fitted wardrobes and wood floors; bedroom four with fitted wardrobes; bedroom five/study with wood floors and a shower room.






Further benefits include off street parking, loft access, double glazing and a separate garage.



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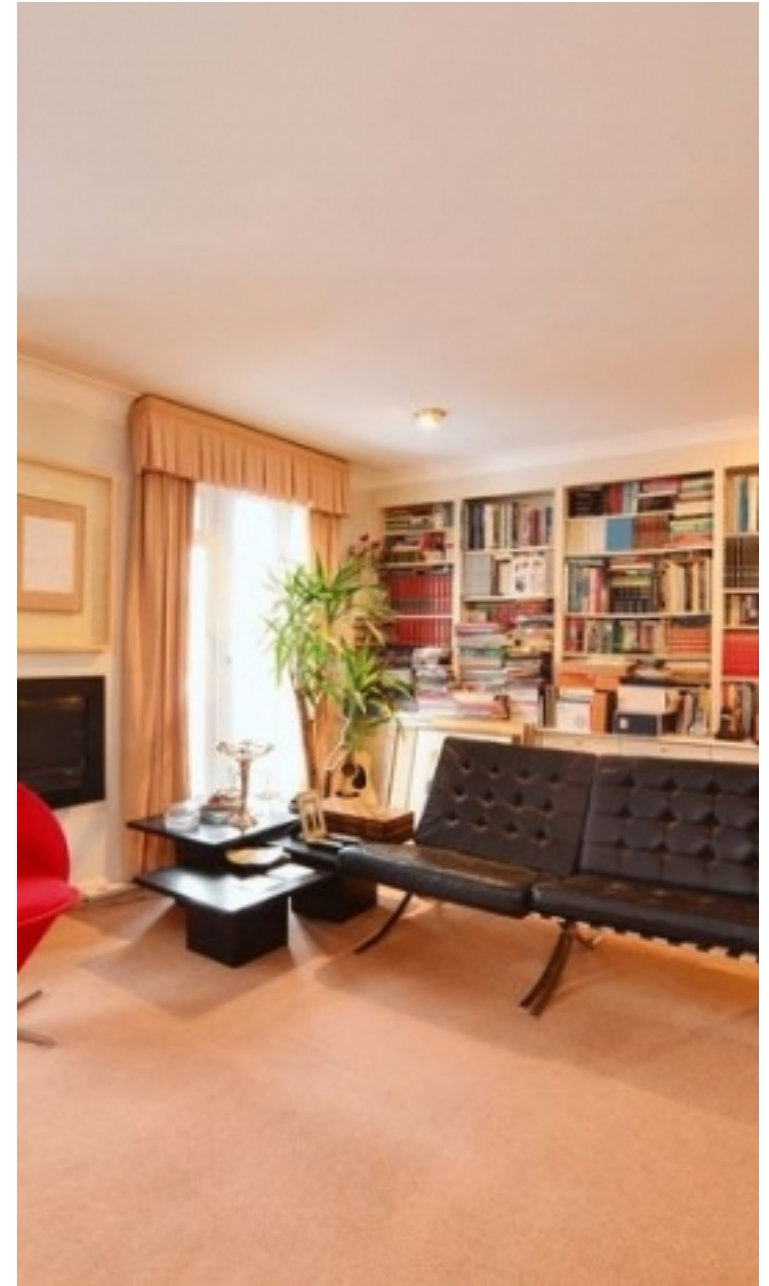


|   |       |
|---|-------|
|  | House |
|  |       |
|  | x 5+  |
|  | x 2   |
|  | x 3   |



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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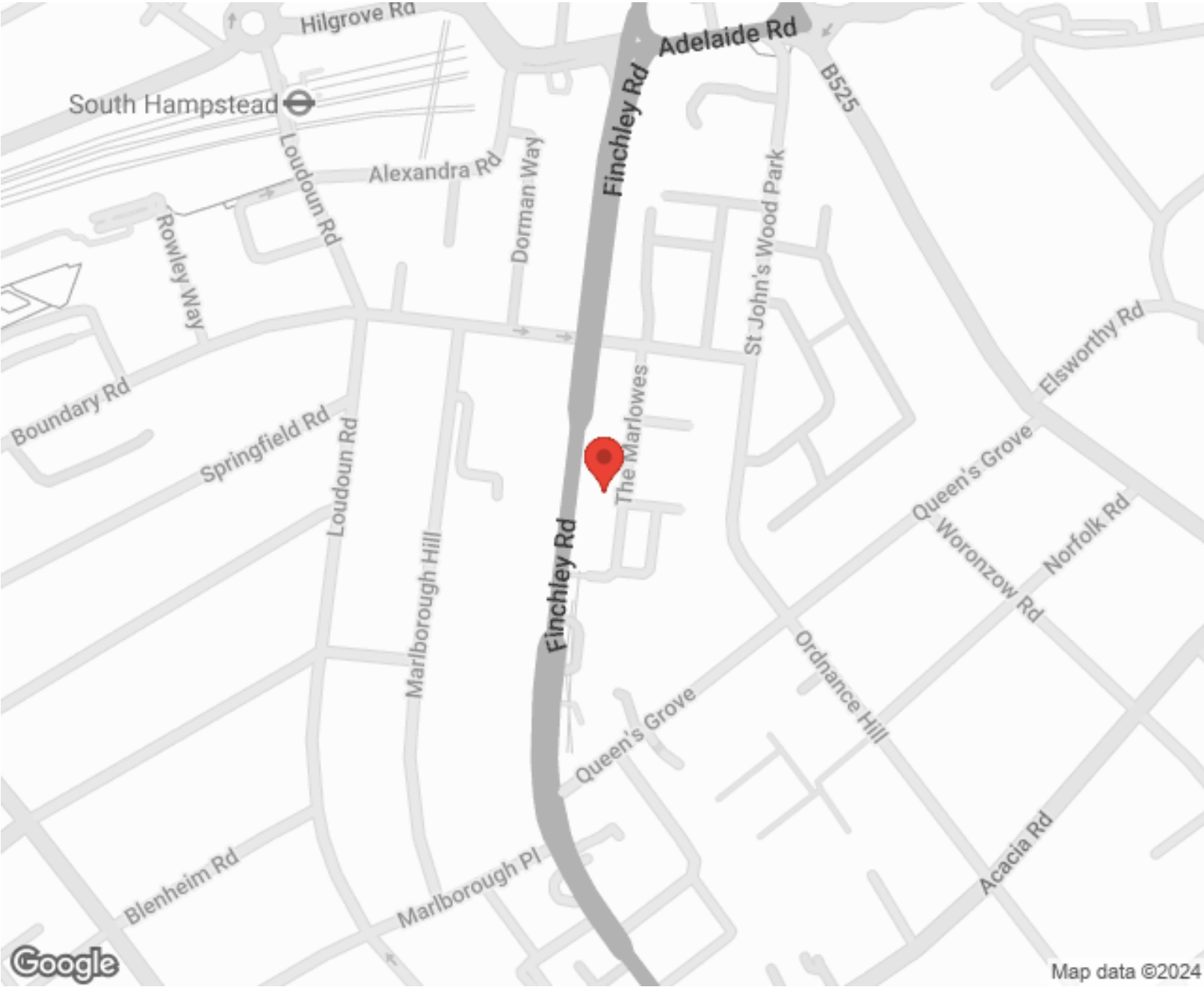


MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |         |  | (92-100) <b>A</b>   |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England, Scotland & Wales                   |         | England, Scotland & Wales                      |   |

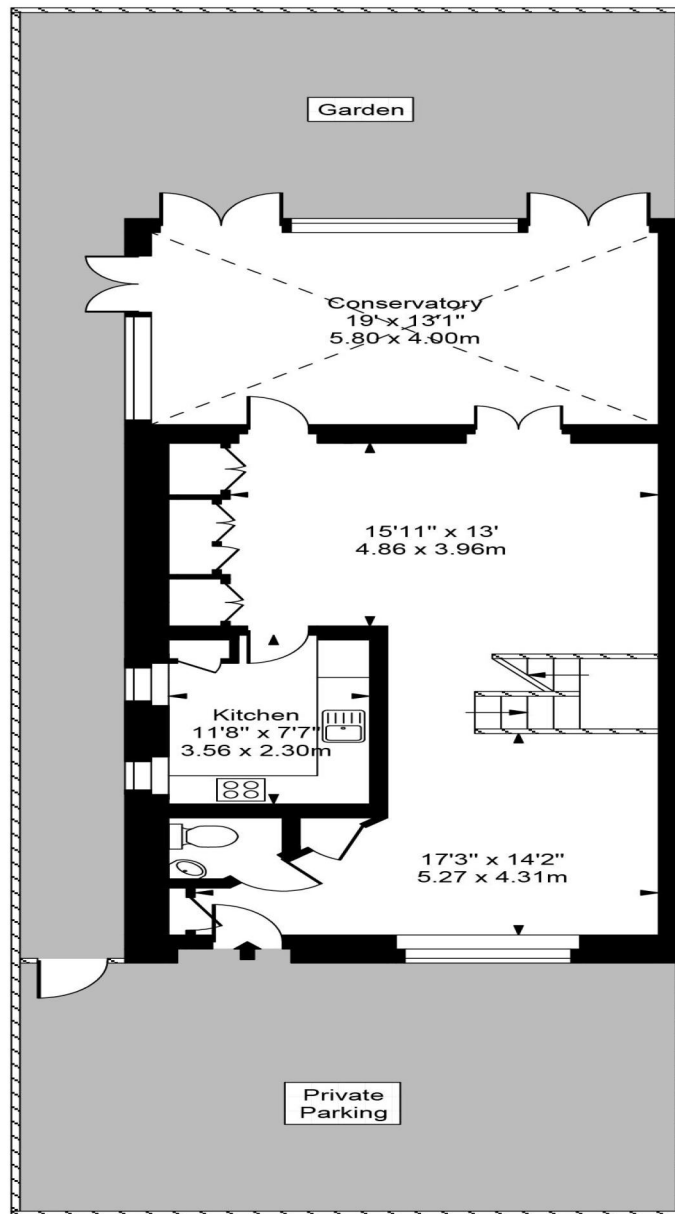
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Google  
★★★★★  
4.9 Stars | 132 Reviews

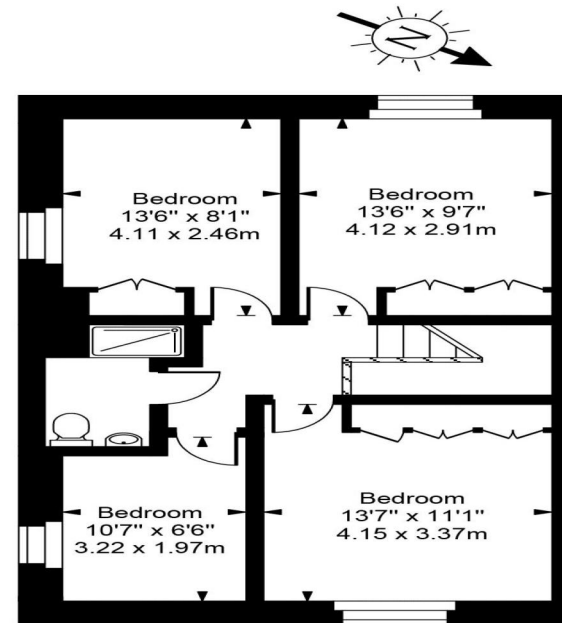
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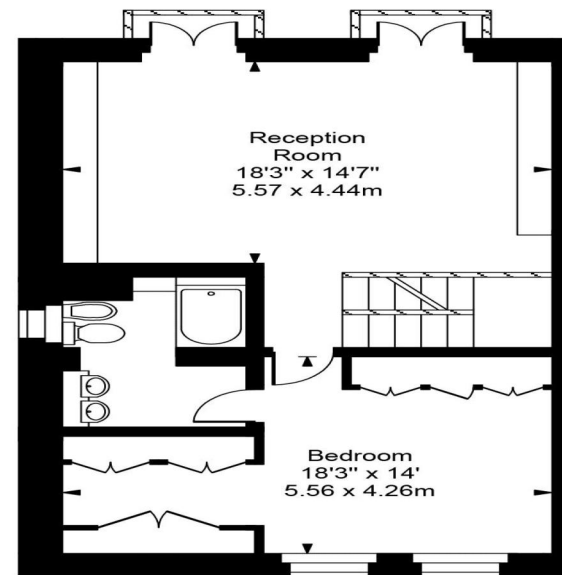
# The Marlowes



Ground Floor



Second Floor



First Floor



Approx Gross Internal Area **2176 Sq Ft - 202.15 Sq M**

For Illustration Purposes Only - Not To Scale  
Floor plan by [www.creativeplanettk.com](http://www.creativeplanettk.com)