

# ASTON CHASE



**MARLBOROUGH PLACE**  
St John's Wood, London, NW8

**ASKING PRICE**  
£2,500 per week

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## MARLBOROUGH PLACE

PROPERTY VIDEO AVAILABLE

A modern, four bedroom south facing house located near the exclusive enclave of The Lanes and Hamilton Terrace. The house has been extended and completely reconfigured to an exceptional standard with well-thought out accommodation and storage throughout. The house benefits from an open plan kitchen/breakfast room, dining/reception room at ground level, a further reception room with a terrace on the first floor, four bedrooms with built-in wardrobes and three bath/shower rooms (two en-suite). An amazing roof terrace is accessible from the study overlooking the leafy gardens of St John's Wood (could be used as bedroom five).

## ACCOMMODATION

Principal Bedroom with Dressing area and En-Suite Bathroom, Three/Four Further Bedrooms, Two Further Shower rooms (One en-suite), Two Guest Cloakrooms, Entrance Hallway, Drawing Room, Kitchen/Breakfast/Dining/Family Room, Utility Area, Plant Room, Bin Store, Garden Shed

## AMENITIES

Video Phone Entry, Air Conditioned, Integrated Sound System, Mechanical Ventilation In All Wet Rooms, Cabling For Internet and Satellite Throughout, Partial Underfloor Heating, Rear Landscaped Garden, Two Roof Terraces, Off Street Parking For Two Cars





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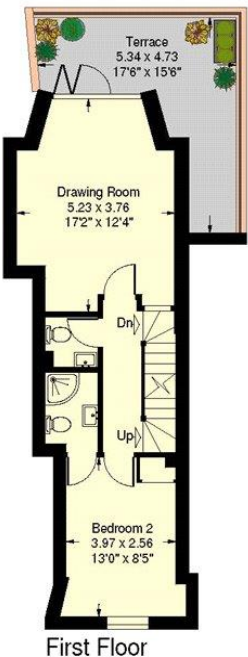
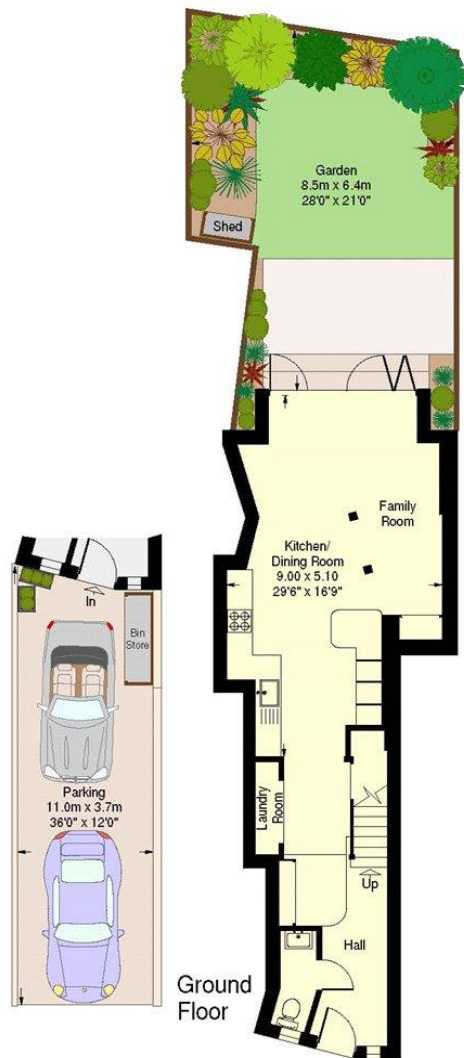




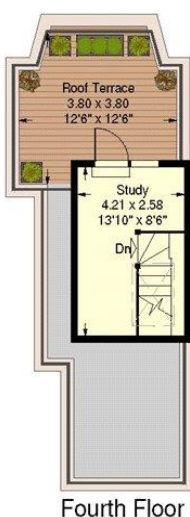
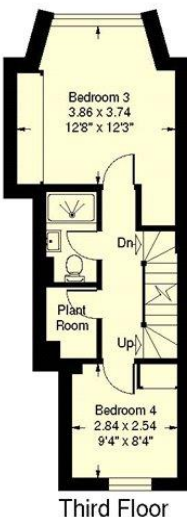
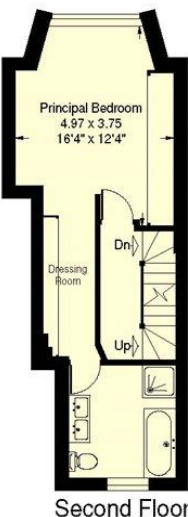
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## Marlborough Place, St John's Wood NW8

Approximate Gross Internal Area:  
176.9 sq.mts. / 1904 sq.ft.  
Terraces in addition:  
26.6 sq.mts. / 286 sq.ft.



APPROX. SCALE  
0 1 2 3 4 5 10Ft  
0 1 2 3M



Floor Plans produced by  
**Proplan**  
01491 842925

All measurements and figures are taken  
in accordance with RICS guidelines.  
This plan is for guidance only and must  
not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	77
EU Directive 2002/91/EC		

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### IMPORTANT NOTICE

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