

ASTON CHASE



MARLBOROUGH PLACE
St John's Wood, NW8

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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.

Marlborough Place is located within walking distance of the shopping and transport facilities of St John's Wood High Street including the Underground Station (Jubilee Line) whilst the American School and Regent's Park are close at hand.

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, Family Room, Utility Area, Plant Room, Bin Store, Garden Shed

AMENITIES

Video Phone Entry, Air-Conditioned Upper Floors, 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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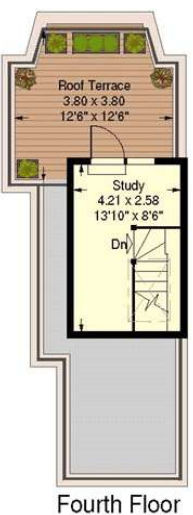
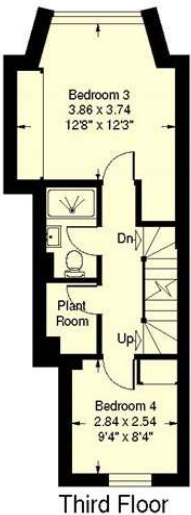
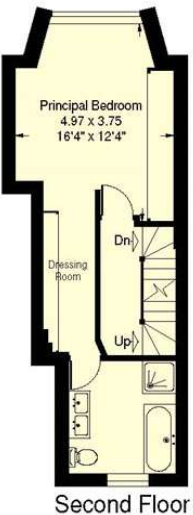
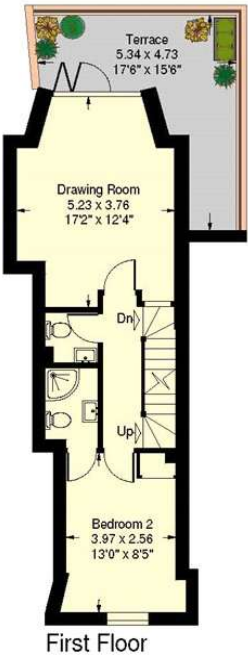
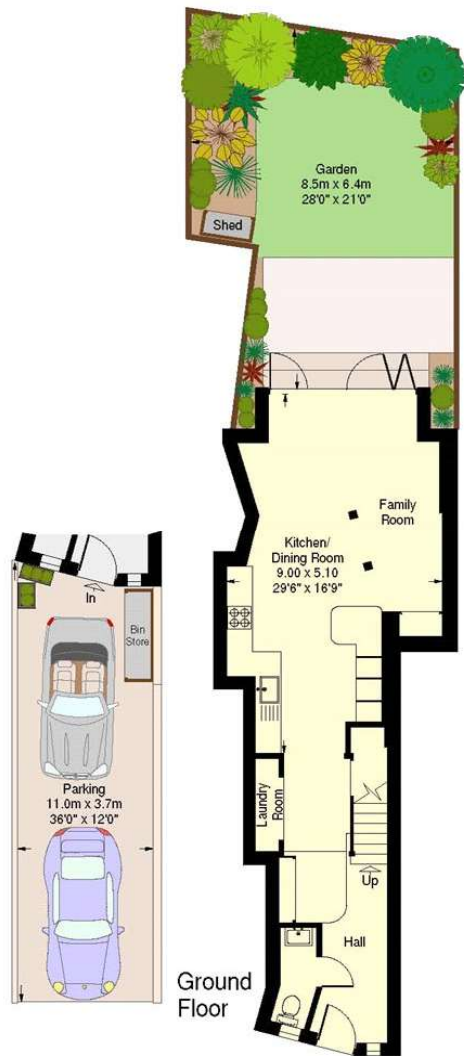
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Approximate Gross Internal Area:
176.9 sq.mts. / 1904 sq.ft.
Terraces in addition:
26.6 sq.mts. / 286 sq.ft.



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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	77
EU Directive 2002/91/EC			

67-71 Park Road
Regent's Park
London NW1 6XU

020 7724 4724
astonchase.com

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IMPORTANT NOTICE

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