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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



MARLBOROUGH PLACE
ST JOHN'S WOOD
LONDON, NW8

FREEHOLD
GUIDE PRICE
£6,750,000 SUBJECT
TO CONTRACT

SOLE AGENT

A magnificent classically inspired designed family home (402.8 sq mt/4,336 sq ft) providing an understatedly elegant, tranquil environment in which to live in as well as entertain. Marble, granites, hand carved oak, bespoke cast iron detailing and Portland Stone are amongst the specified finishes, fully equipped Boffi kitchen/breakfast room, superb grand entertaining and off street parking/garaging via heated driveway.

Marlborough Place is conveniently located close to all the amenities of St John's Wood High Street with all its restaurants and boutique shops, The American School in London (ASL) and including St John's Wood Underground Station (Jubilee Line), Maida Vale Underground Station (Bakerloo Line) and many major bus routes to the West End.



ACCOMMODATION

- Principal Bedroom with His & Hers Dressing Room Her Bathroom and His Shower/Steam Room
- Three Further Bedrooms (One with En-Suite Shower Room)
- Reception Room
- Dining Room
- Conservatory/Breakfast Room
- Fitted Boffi Kitchen with Miele and Sub-Zero Appliances
- Drawing Room
- Study
- Two Family Bathrooms
- Cloakroom
- Utility Room

AMENITIES

- Large Garage
- Gated Heated Driveway for Two Cars
- Comfort Cooling Throughout
- Video Entry Phone
- Partial Underfloor Heating
- Dumbwaiter

COUNCIL TAX The London Borough Of Westminster (Band H)

EPC RATING: C

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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