



MARLBOROUGH PLACE

ST JOHN'S WOOD · NW8

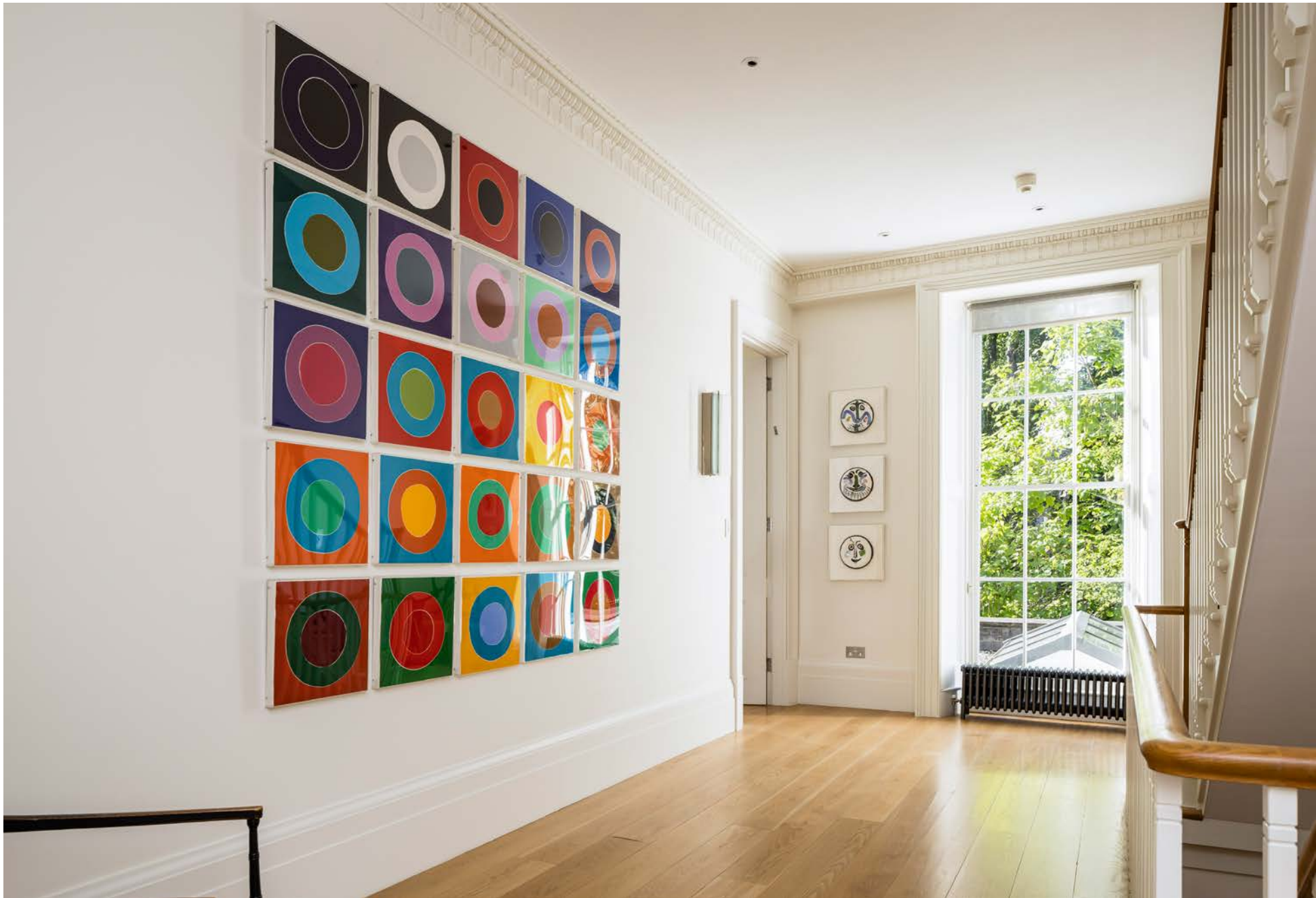


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A RARE OPPORTUNITY TO PURCHASE AN IMPOSING FORMER
AMBASSADORIAL VICTORIAN RESIDENCE (617.69 SQ M/6,649 SQ FT)
SET BACK FROM THE ROAD ON THIS SOUGHT AFTER RESIDENTIAL
STREET NESTLING BETWEEN HAMILTON TERRACE AND THE FAMOUS
ABBEE ROAD STUDIOS.









This magnificent property has been meticulously maintained by the existing owners and provides extremely spacious well planned family accommodation and also benefits from an adjoining coach house which has been skilfully connected to the principal residence to provide additional versatile accommodation and extensive gated off-street parking for multiple vehicles.

Unlike the houses on nearby Hamilton Terrace, the property is oriented north-south which, together with the vast ceiling heights provides for very bright and sunny rooms (many of which are double aspect) and the property also features numerous exceptional entertaining areas arranged over the raised ground and garden floors.

ACCOMMODATION & AMENITIES

- Principal Bedroom with Large En-Suite Dressing Room & Bathroom
- 6/7 Further Bedrooms
- 4 Further Bathrooms (3 En-Suite)
- 2 Shower Rooms (1 En-Suite)
- Reception Hall
- 2 Intercommunicating Drawing Rooms
- Dining Room
- Family Room
- Garden Room
- Playroom/Bedroom 7
- Gymnasium
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Large Integral Garage
- Secure Off Street Parking for up to 6 Vehicles
- Electric Car Charging Point
- Sophisticated Security System
- Landscaped Rear Garden featuring
- Large Terrace & Circular Lawn
- Eaves Storage











The property is conveniently located within easy walking distance of local shops and restaurants on Abbey Road and Blenheim Terrace whilst several bus routes afford easy access to central London. Furthermore, the American School in London (ASL), St John's Wood & Maida Vale Underground Stations (Jubilee & Bakerloo lines respectively) and the exclusive shops and restaurant /cafe culture of St John's Wood High Street are all approximately within 0.5 of a mile away.





GARDEN FLOOR

MARLBOROUGH PLACE, ST JOHN'S WOOD, NW8

Approximate Gross Internal Area

6,649 sq ft / 617.69 sq m

(Including Eaves Storage & Restricted Height Under 1.5m)

Eaves Storage

309 sq ft / 28.71 sq m

Restricted Height Under 1.5m

254 sqft / 23.60 sq m



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Key :
CH - Ceiling Height



TENURE: FREEHOLD

COUNCIL TAX: BAND H (WESTMINSTER)

ASKING PRICE: £14,950,000

JOINT SOLE SELLING AGENTS

ASTON CHASE

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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.