



## **SPENCER COURT**

Marlborough Place  
St John's Wood  
NW8

Asking Price  
£3,495,000

Joint Sole Agent

A deceptively spacious and beautifully opulent (1,508 sq ft / 140.1 sq m) apartment situated on the first floor of this purpose built apartment building located on the corner of Marlborough Place and Hamilton Terrace. The apartment which has been tastefully refurbished to an exceptional standard benefits from an incredible south facing reception room with an abundance of natural light, two large bedroom suites, third bedroom, separate kitchen/ breakfast room and a guest W/C.

The apartment, which is presented in immaculate decorative order throughout, maintains its original features, including ornate columns and exceptionally high ceilings throughout, with floor to ceiling windows in all principal rooms.



# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

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Marlborough Place is a short walk to all of the eateries and shopping facilities of St John's Wood High Street, as well as St John's Wood Underground Station (Jubilee Line), the American School in London (ASL) and the green open spaces of Regent's Park.

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Subject To Contract

Joint Sole Agent

Leasehold 127 Years

Ground Rent: Peppercorn

Service Charge: £10,521.90 P/A



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## ACCOMMODATION

- 3 Bedrooms
- 3 Bathrooms
- Reception Room/Kitchen/Dining

## AMENITIES

- Lift
- Period
- First Floor
- Town/City
- Lateral

COUNCIL TAX: H

EPC RATING: C

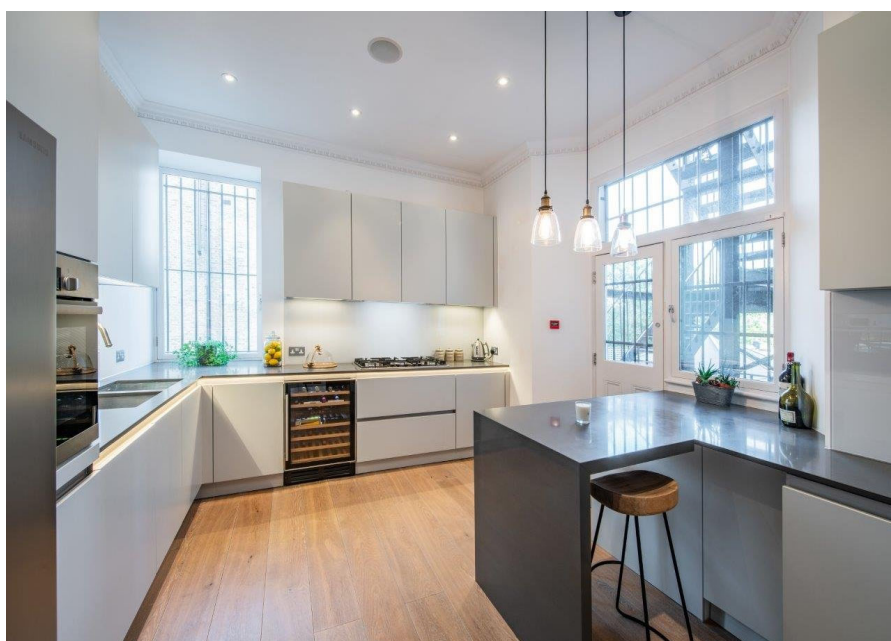
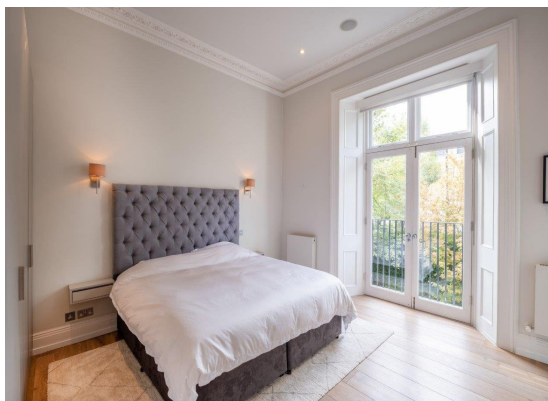




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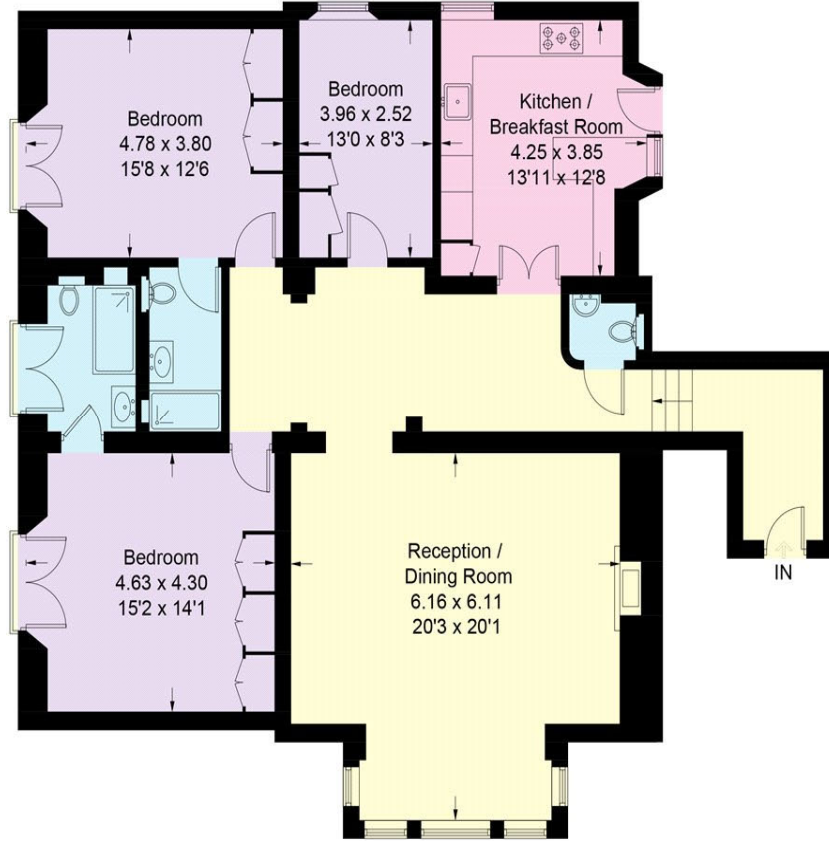
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## Spencer Court, NW8

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID504585)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.