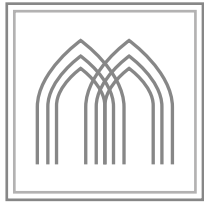




MARLBOROUGH
PLACE

ST JOHN'S WOOD NW8



MARLBOROUGH PLACE

ST JOHN'S WOOD NW8

An rare opportunity to purchase a beautifully presented lateral detached Gothic villa (518.3 sq m/5,579 sq ft) arranged predominately over two floors with detailed (implemented) planning consent to provide additional lower ground floor leisure accommodation comprising 235 sq m/2,531 sq ft.



This very special home located in the heart of the St John's Wood Conservation Area was originally built in 1843 and provides exceptionally well planned family accommodation (5/6 bedrooms) featuring wonderful natural light and spacious well-proportioned rooms.

The house boasts a magnificent secluded rear garden measuring 25.7m x 18.3m/84' x 60' together with an exquisitely landscaped front garden providing secure off-street parking for three cars.



ACCOMMODATION

- ❖ Principal Bedroom with 'Her' En-Suite Dressing Room & Bathroom and 'His' En-Suite Study/Dressing Room & Shower Room
- ❖ Four/Five Further Bedrooms with One 'Jack & Jill' En-Suite Bathroom & Three Further En-Suite Shower Rooms
- ❖ Drawing Room
- ❖ Dining Room
- ❖ Family Room
- ❖ Games Room/Bedroom Five
- ❖ Kitchen/Breakfast Room
- ❖ Utility Room
- ❖ Plant Room
- ❖ Guest Cloakroom

AMENITIES

- ❖ Partial Air Conditioning
- ❖ Store Room
- ❖ Gated Front Landscaped Garden
- ❖ Large Terrace leading to Landscaped Rear Garden 25.7m x 18.3m/84' x 60'
- ❖ Secure Off-Street Parking for Three Cars

LOCATION

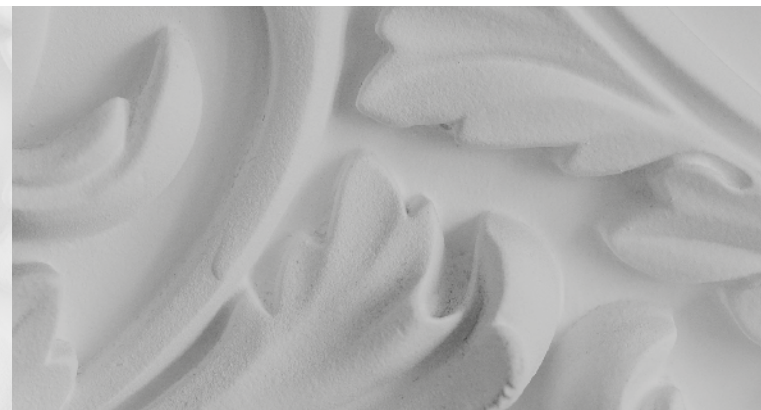
Marlborough Place is superbly located within 0.2 miles of The American School in London (ASL), 0.3 miles of St John's Wood Underground Station (Jubilee Line) and just 0.6 miles of St John's Wood High Street. It is therefore within easy walking distance of extensive local amenities and well served by public transport affording easy access to both the West End and the City.















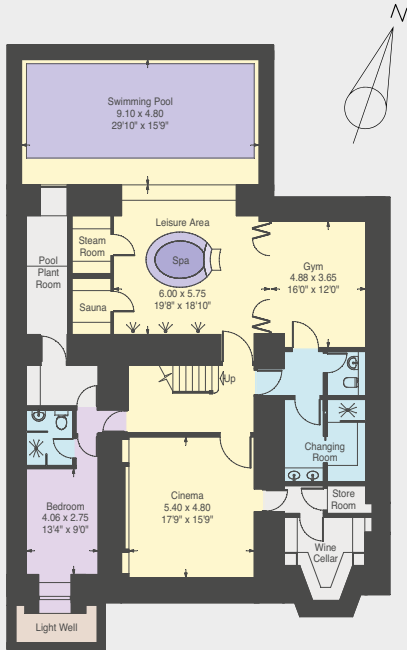


APPROXIMATE GROSS
INTERNAL AREA

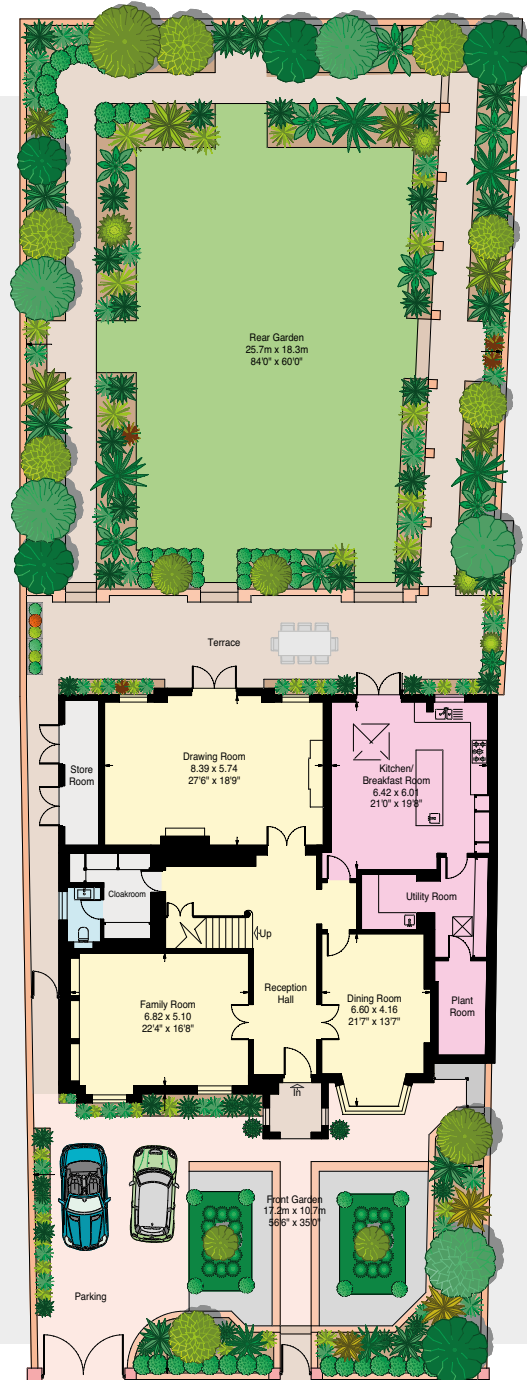
518.3 sq m/5,579 sq ft
(not including consented lower ground floor,
including store room and reduced height area,
below 1.5m – denoted with dashed line)

Reduced height area
27.2 sq m/293 sq ft

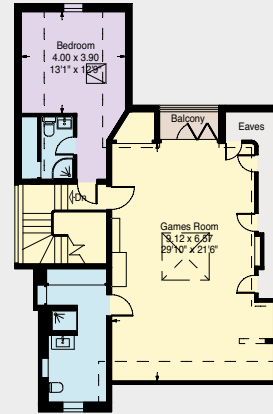
Consented lower ground floor
235.1 sq m/2,531 sq ft



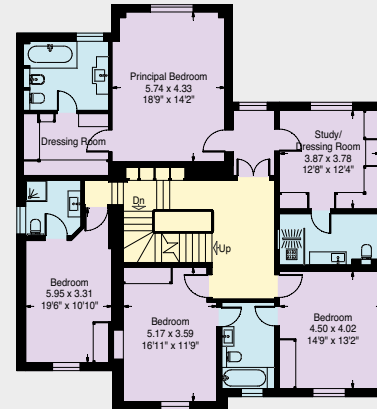
LOWER GROUND FLOOR
(CONSENTED)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

TERMS

ASKING PRICE £12,950,000

Freehold

Local Authority
The London Borough of Westminster
(Band H)

EPC Rating D

Sole Selling Agent

ASTON CHASE

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.

Brochure by TwentyOneFifty Tel: 020 8778 2150