



MARLBOROUGH PLACE

St John's Wood
London
NW8

Asking Price
£9,350,000

Joint Sole Agent

Situated on the prestigious Marlborough Place in St John's Wood, this stunning six-bedroom, five-bathroom semi-detached house offers a perfect blend of space and style. Grade II-listed, and comprising of 5,725 sq ft, the property boasts large sash windows and elegant period features, creating a sense of grandeur throughout.

The double-aspect drawing room, with its soaring ceilings, is an impressive space for entertaining. A separate reception room complements the large eat-in kitchen, which opens directly onto the private garden, blending indoor and outdoor living. Adjacent to the kitchen is a utility room and this level also features a bedroom, along with a study, playroom, and powder room.

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Subject To Contract

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Freehold

Upstairs, the master suite comes with its own bathroom and is joined by another ensuite bedroom on the same floor. Two more ensuite bedrooms are found on the floor above, while the final bedroom, charmingly set into the eaves, occupies the top floor.

The property has a gated front driveway with space for three to four cars, alongside an integral garage. In addition to the private rear patio and garden, planning permission has been granted for a significant refurbishment to expand the space to 9,480 sq. ft., including the addition of a pool, cinema, elevator and gym (plans available upon request). This opportunity for customisation makes the home even more appealing.

Located just 0.2 miles from The American School in London, and within walking distance of St John's Wood Underground Station (Jubilee Line) and St John's Wood High Street, this home is ideal for families seeking access to top schools and excellent transport links.



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ACCOMMODATION

- 6 bedrooms
- 3 bathrooms
- 2 shower rooms
- 2 cloakrooms
- Play room
- Utility Room
- Study

AMENITIES

- Listed Building
- Patio
- Private Garden
- Fireplace

COUNCIL TAX: H

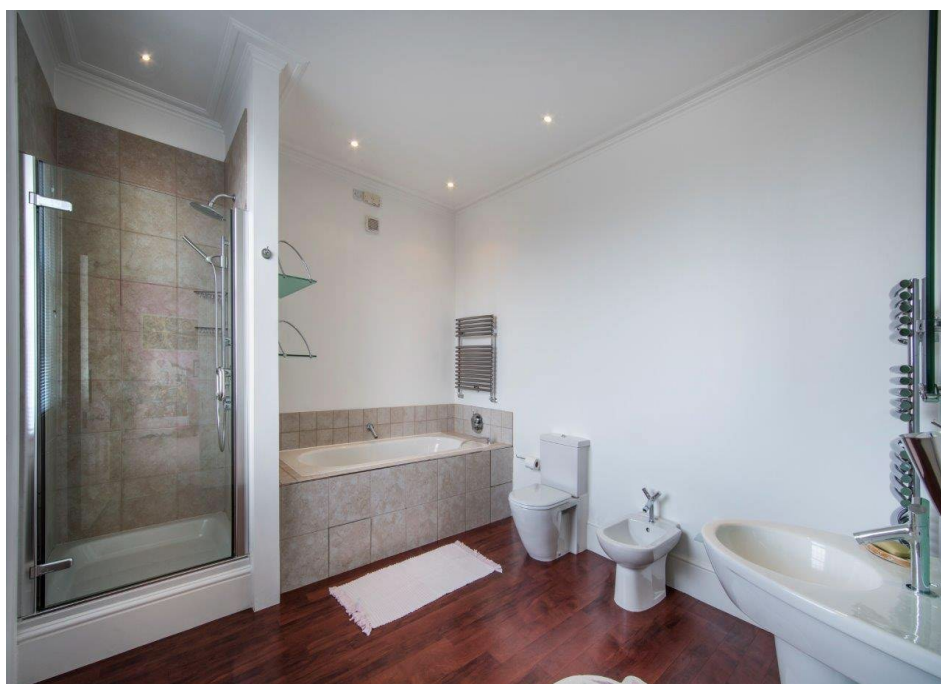
EPC RATING: E



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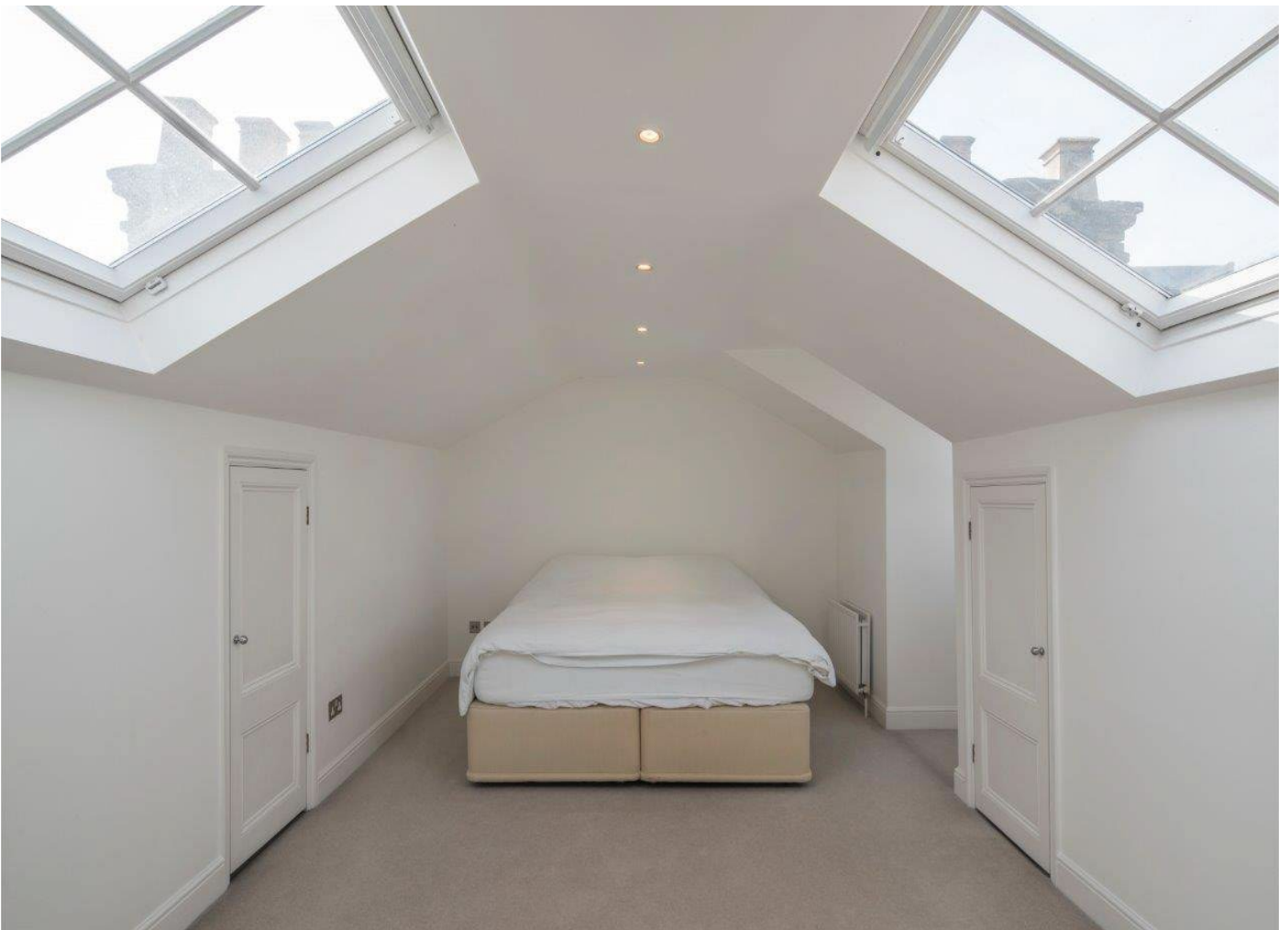
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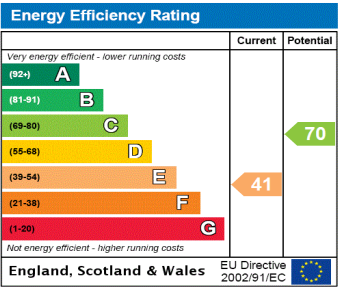
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These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items 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.