



## SPENCER COURT

Marlborough Place  
London  
NW8

Asking Price  
£1,695,000

Sole Agent

A rare opportunity to acquire this well-appointed (1,200sq ft / 111 sq m) lateral apartment situated on the second floor of this purpose-built apartment building located on the corner of Marlborough Place and Hamilton Terrace.

# ASTON CHASE

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

astonchase.com

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Asking Price  
£1,695,000  
Subject To Contract

Sole Agent

Leasehold + Share of Freehold

Service Charge: £7,262.78 P/A

Ground Rent: Peppercorn

The apartment which has been tastefully refurbished to a good standard, benefits from good ceiling height, an abundance of natural light, 3 bedrooms, separate kitchen/breakfast room and a passenger lift.

Marlborough Place is a short walk to all 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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## ACCOMMODATION

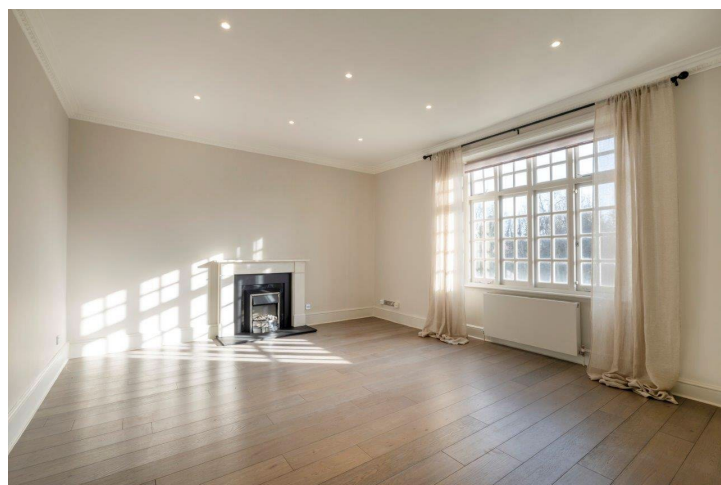
- Principal bedroom with en-suite bathroom
- Two further bedrooms (one with en-suite shower room)
- Reception Room
- Kitchen/dining room
- Family bathroom

## AMENITIES

- Passenger Lift

COUNCIL TAX: G

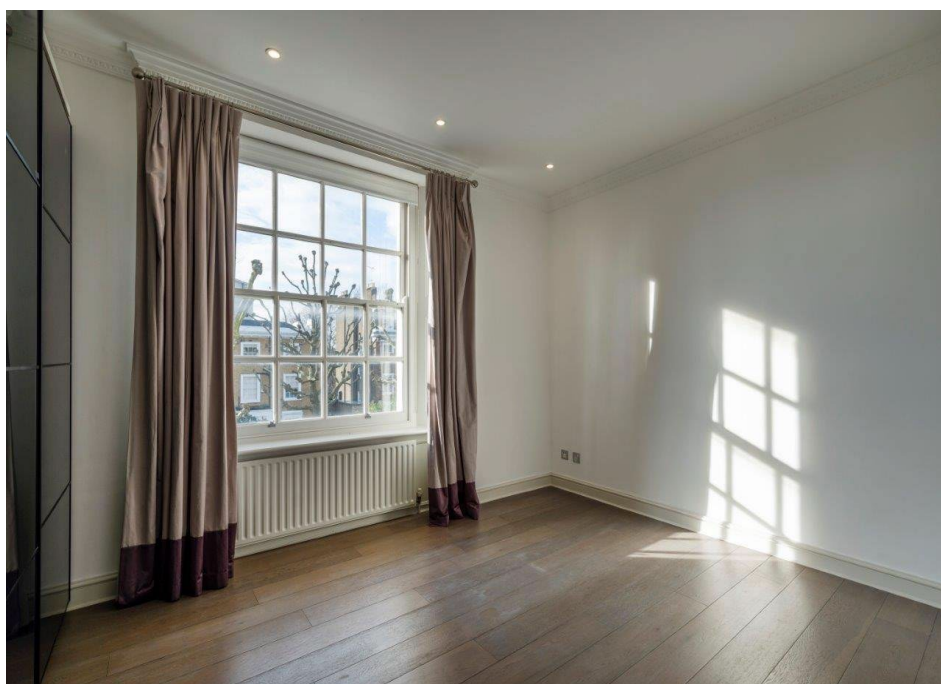
EPC RATING: C



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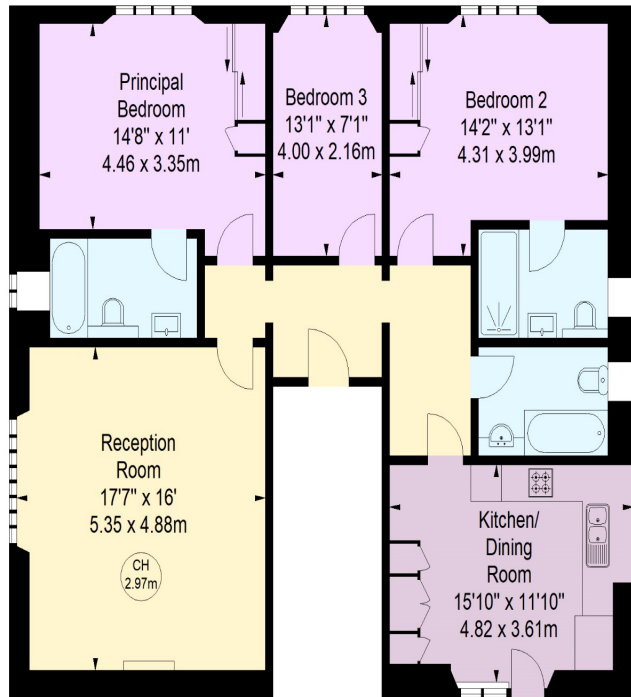
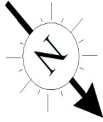
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## Spencer Court, Marlborough Place, NW8

Approximate gross internal area  
111.48 sq m / 1,200 sq ft



Key :  
CH - Ceiling Height

Second Floor

Fire Exit



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(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.