



SPENCER COURT

Marlborough Place
St John's Wood
London
NW8

Asking Price
£1,250,000

Sole Agent

A well-proportioned lateral three-bedroom, three-bathroom apartment (1,182 sq ft / 109 sq m) situated on the fourth (top) floor of an impressive period building with passenger lift. The accommodation includes a spacious reception room, separate eat-in kitchen, three bedrooms (two with en suite bathrooms), and a family shower room. Bright and generously sized throughout, the property offers comfortable and flexible living space.

ASTON CHASE

67-71 Park Road
Regent's Park
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020 7724 4724
enquiries@astonchase.com

astonchase.com

SPENCER COURT

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NW8

Spencer Court occupies a prominent corner position at Marlborough Place and Hamilton Terrace, ideally located for St John's Wood Underground Station (Jubilee Line), The American School, and the boutique shops and restaurants of St John's Wood High Street.

Asking Price
£1,250,000
Subject To Contract

Sole Agent

Leasehold + Share of Freehold
127 Years Remaining

Service Charge: £7,262.78 P/A



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ACCOMMODATION

- Lateral apartment on the fourth (top) floor
- Approximately 1,182 sq ft / 109 sq m
- Three bedrooms (Two with en suite bathrooms)
- Additional family shower room
- Spacious reception room
- Separate eat-in kitchen
- Bright and well-proportioned layout

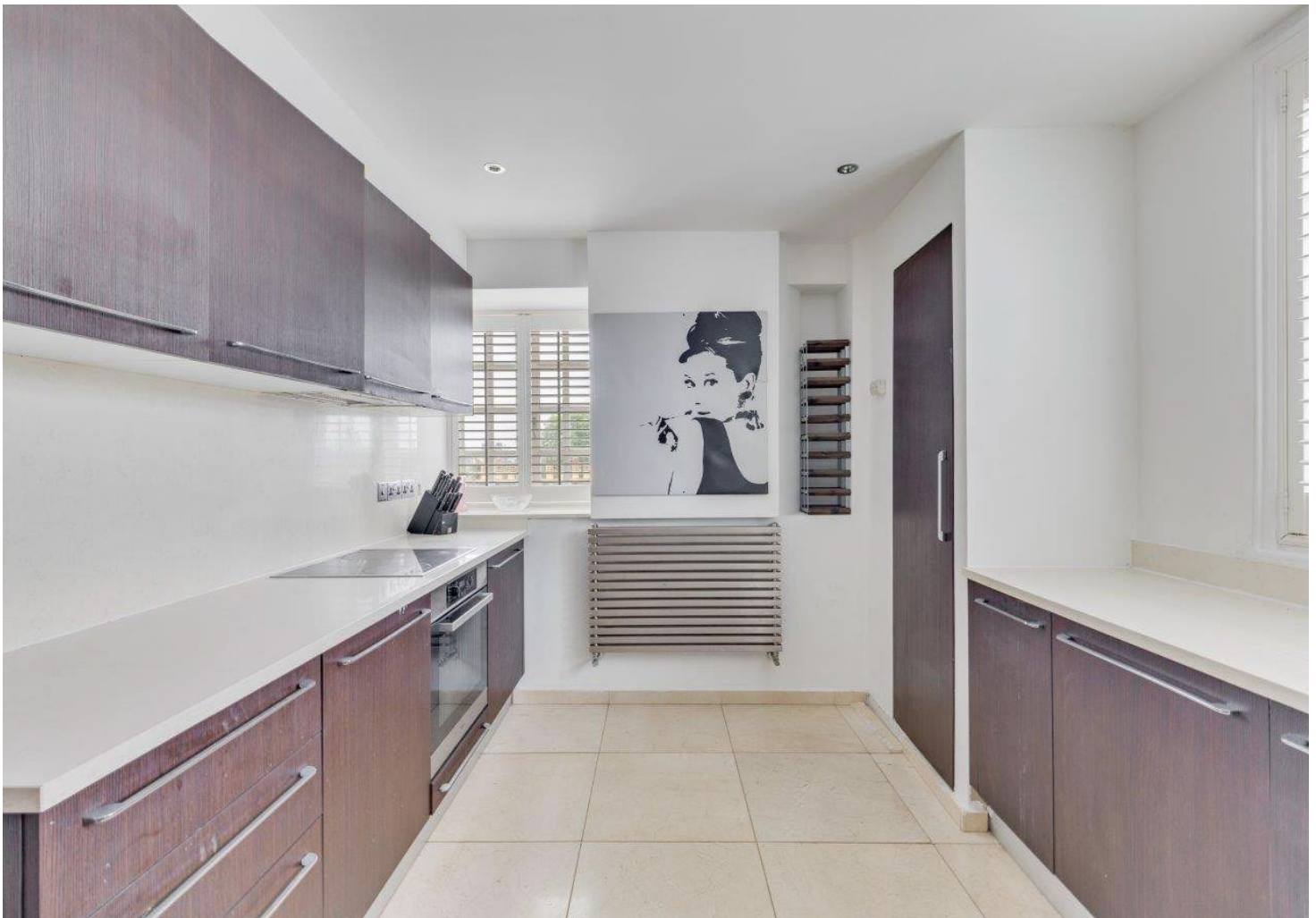
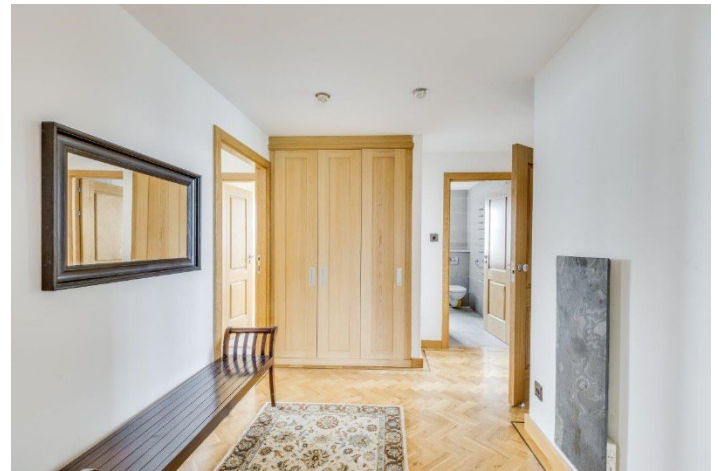
AMENITIES

- Imposing period building
- Passenger lift
- Located on the corner of Marlborough Place and Hamilton Terrace
- Close to St John's Wood Underground Station (Jubilee Line)
- Near The American School in London
- Walking distance to St John's Wood High Street shops and restaurants

COUNCIL TAX: G

EPC RATING: E

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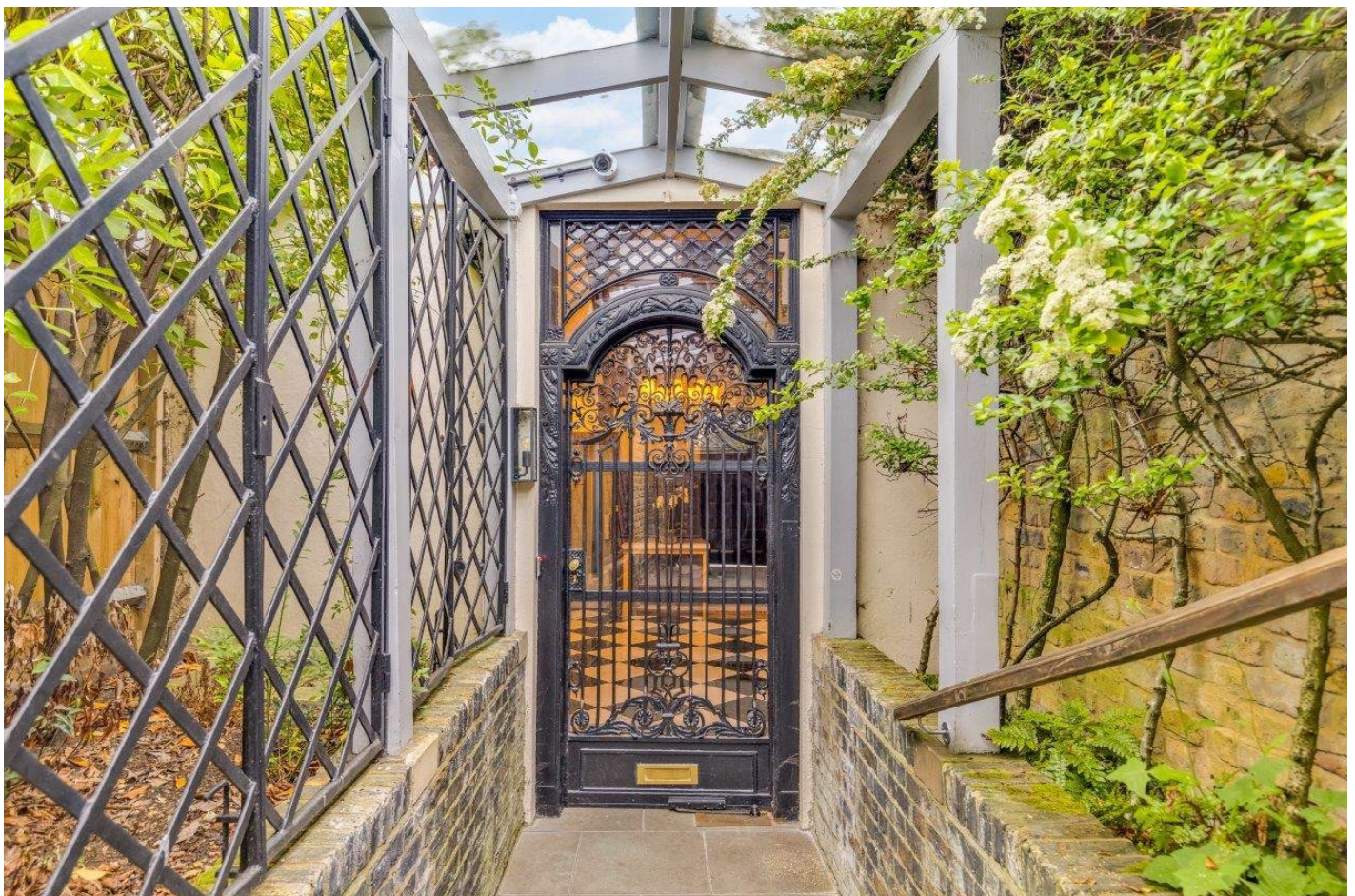
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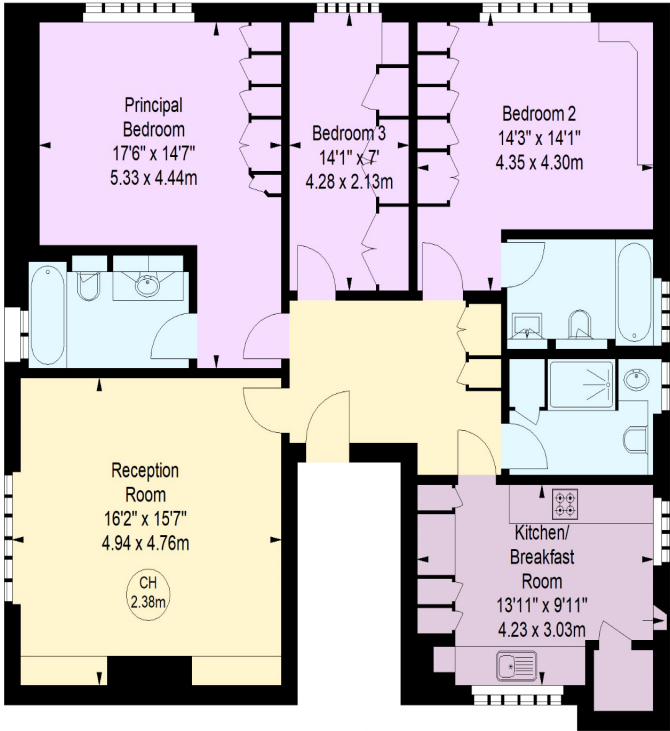
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Spencer Court,
Marlborough Place, NW8
Approximate gross internal area
109.81 sq m / 1,182 sq ft

Key :
CH - Ceiling Height



Fourth Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	61 E	
21-38	F		
1-20	G		



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.