



MARLBOROUGH PLACE

St John's Wood
London
NW8

Guide Price
£2,995,000

Sole Agent

This refurbished Four Bedroom town house offering generous living space (1,990 sq ft / 185 sq m), having undergone a comprehensive renovation. The property features expansive rooms with an abundance of natural light, creating a warm and welcoming atmosphere throughout. The house also benefits from a delightful southerly-facing rear garden, perfect for relaxing or entertaining. Complementing this is the added convenience of private off-street parking for two cars.

ASTON CHASE

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Guide Price
£2,995,000
Subject To Contract

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Freehold

Smart home features in this house includes wall charger for electric vehicles, multi-zone central heating, underfloor heating for en-suite bathrooms, CCTV system, monitored alarm and full fibre broadband. This home delivers a contemporary lifestyle in a prime location.

Ideally positioned, the house is close to The American School in London (ASL), making it an excellent choice for families seeking proximity to this prestigious institution. Additionally, St John's Wood Underground station (Jubilee Line) is just 0.3 miles away, offering quick and easy access to central London. St John's Wood High Street is a mere 0.6 miles away, providing a variety of local shops, cafes, and restaurants. This exceptional location, paired with the high standard of the property itself, presents a unique opportunity for comfortable, modern living in one of London's most prestigious neighbourhoods.



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ACCOMMODATION

- Drawing / Dining Room
- Kitchen / Breakfast Room
- Study / Family Room
- Principal Bedroom with en-suite bathroom
- 3 Further Bedrooms (All en-suite)
- Utility
- Cloakroom

AMENITIES

- Off Street Parking for 2 cars with EV charger
- Southerly Facing Rear Garden
- Large Southerly facing Terrace
- Balcony
- Eaves Storage
- Garden Shed

COUNCIL TAX: H

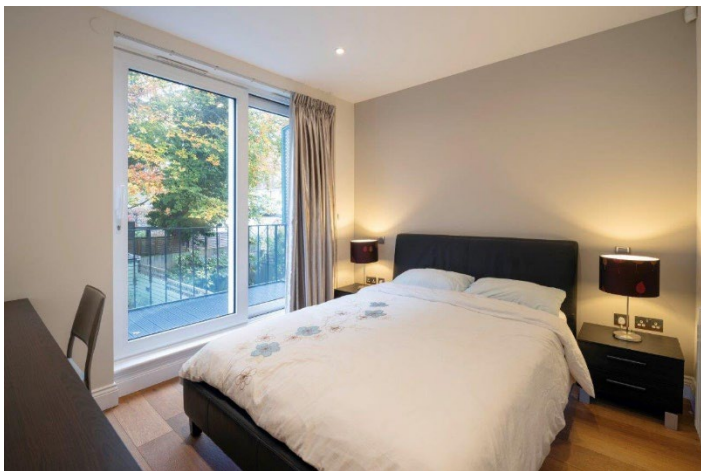
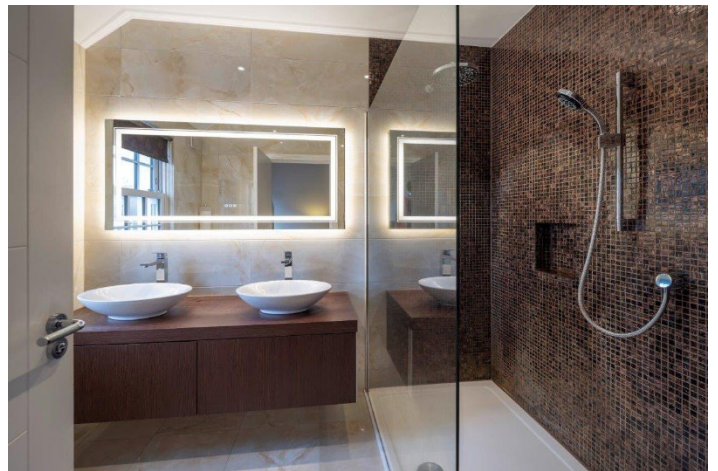
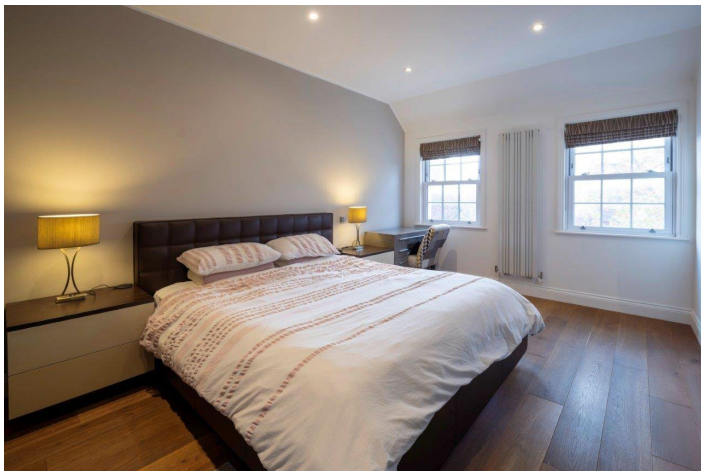
EPC RATING: C



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Marlborough Place,
St Johns Wood, NW8

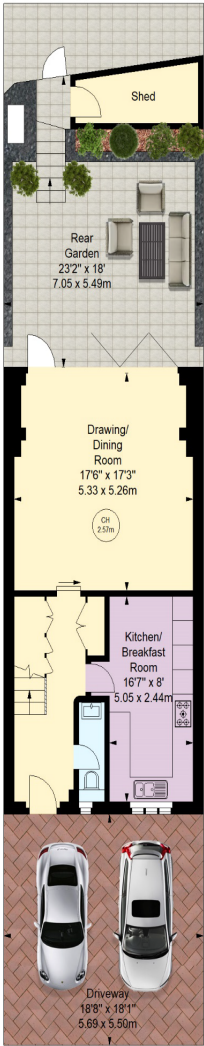
Approximate gross internal area

184.87 sq m / 1990 sq ft

(Including Restricted Height Under 1.5m)

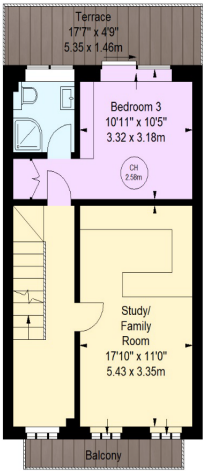
Restricted Height Under 1.5m

11.24 sq m / 121 sq ft

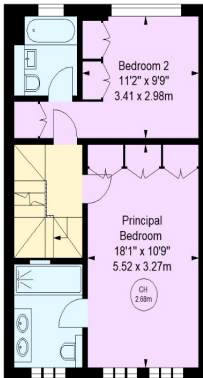


Ground Floor

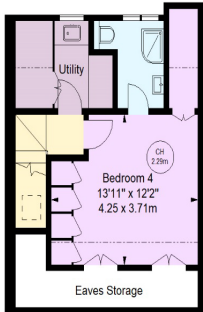
Key :
CH - Ceiling Height



First Floor



Second Floor



Third Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.