



# MARLBOROUGH PLACE

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ST JOHN'S WOOD · LONDON · NW8





ST JOHN'S WOOD, NW8





A RARE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED LATERAL DETACHED VILLA (518.3 SQ M/5,579 SQ FT) ARRANGED PREDOMINATELY OVER TWO FLOORS.



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

















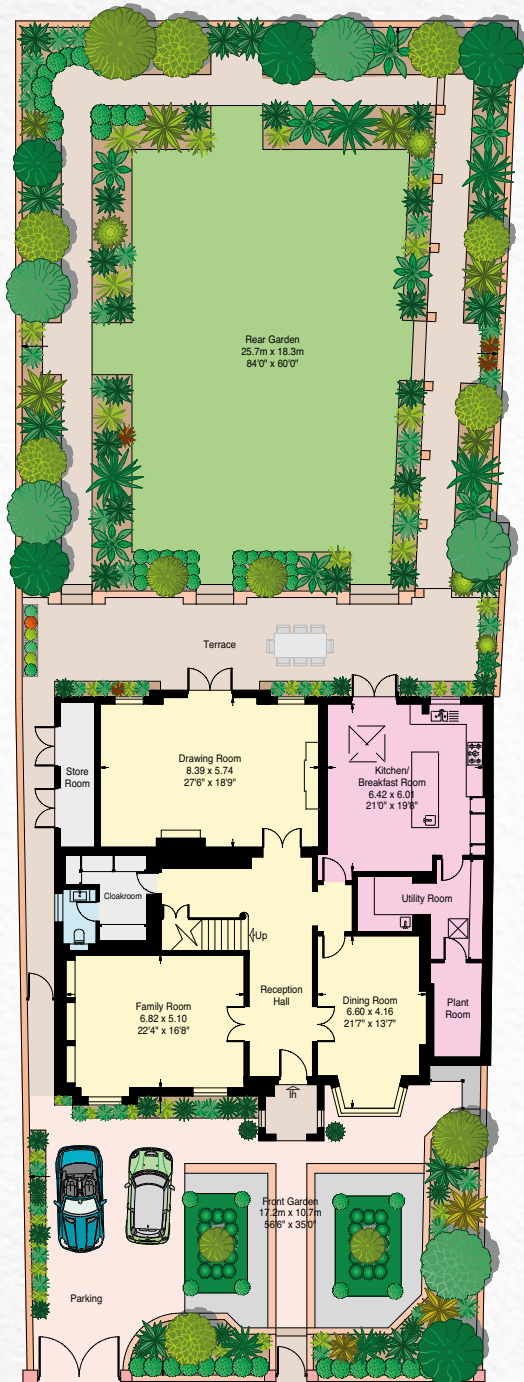




## LOCATION

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.





GROUND FLOOR

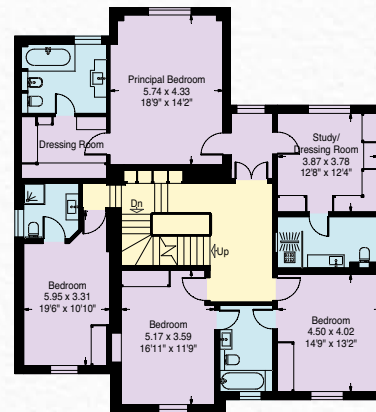


APPROXIMATE GROSS INTERNAL AREA

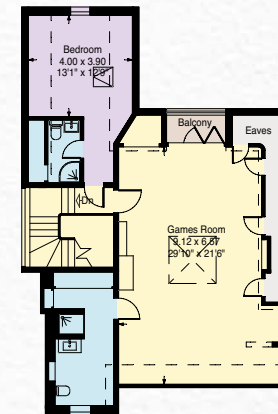
518.3 sq m / 5,579 sq ft

(including store room and reduced height area, below 1.5m – denoted with dashed line)

Reduced height area 27.2 sq m/293 sq ft



FIRST FLOOR



SECOND FLOOR







## TERMS

ASKING PRICE: £12,950,000

FREEHOLD

LOCAL AUTHORITY: THE LONDON BOROUGH OF WESTMINSTER (BAND H)

EPC RATING D

JOINT SOLE SELLING AGENT

# ARLINGTON

RESIDENTIAL

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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.