

Marlborough Place, St John's Wood NW8

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# Marlborough Place, St John's Wood **NW8**

Situated on one of the finest roads in St John's Wood, this imposing, double fronted, detached family home offers wonderful lateral space, ideal for entertaining and family living. This exceptional (518 sq m/5,579 sq ft) family home has been well designed to accommodate easy living and has the benefit of secure off-street parking for several cars.

The ground floor offers spacious functional and lateral family living with a large entrance hall leading to a formal dining room and family room along with a wide drawing room and kitchen breakfast room overlooking the beautiful 25.7m/84' x 18.3m/60' landscaped garden.

On the upper floors, there is a spacious principal bedroom suite, complete with dressing area, a study with en suite shower room and a separate en suite bathroom. There are five further bedrooms and four bathrooms, with the top floor bedroom benefiting from a vaulted ceiling giving a feeling of space and volume with a small terrace to the rear. The home also benefits from air conditioning in the principal bedroom suite, three of the bedrooms and the kitchen, while five of the bedrooms also feature electric blackout blinds.

Planning permission has been granted to provide 235 sq m/2,531 sq ft of additional lower ground floor accommodation comprising swimming pool, cinema room, leisure area with changing rooms and gym along with a guest/staff bedroom suite, further storage and a wine cellar.



**Guide price:** £12,950,000

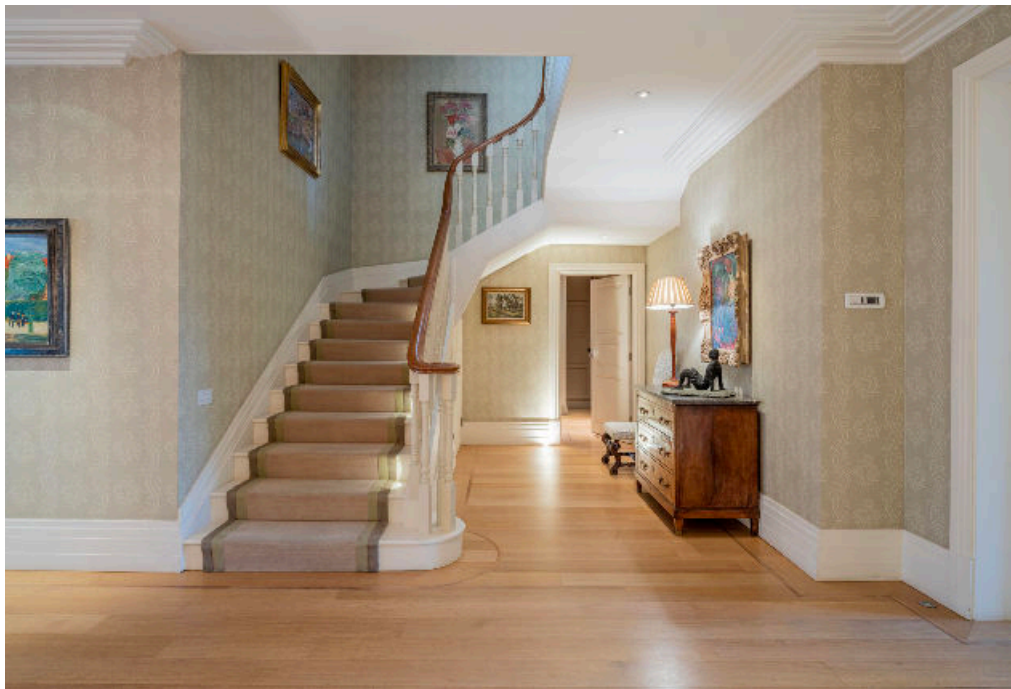
**Tenure:** Available freehold

**Local authority:** City of Westminster

**Council tax band:** H











An outstanding Gothic style detached villa, built in circa 1843, with a magnificent landscaped rear garden and gated parking.





## Location

Marlborough Place is 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 thus within easy walking distance of extensive local amenities and well served by public transport affording easy access to both the West End & City.







## Approximate Gross Internal Floor Area 518.3 sq m / 5,579 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated May 2023. Photographs and videos dated May 2023.

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