



Marlborough Place, St John's Wood, NW8

This well presented modern town house provides circa 1,765 sq ft/164 sq m of accommodation and benefits from a delightful south facing rear garden and two off street parking spaces.

The house is superbly located being 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.

**GUIDE PRICE: £2,745,000**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**EPC RATING: C**









# MARLBOROUGH PLACE

## LONDON NW8

Gross Internal Area: 183 Sq. metres  
Including Under 1.5m 1968 Sq.feet

Gross Internal Area: 164 Sq. metres  
Excluding Under 1.5m 1765 Sq.feet

