



**A SUBSTANTIAL SEMI-DETACHED GRADE II LISTED VICTORIAN HOUSE SITUATED ON
ONE OF THE MOST DESIRABLE STREETS IN ST JOHN'S WOOD**

MARLBOROUGH PLACE, ST. JOHNS WOOD, LONDON, NW8

Guide Price £8,950,000 - Freehold

savills

Elegant volumes • Planning consented to create an additional 3,000 sq ft • Parking for 3/4 cars

- Beautiful 71ft rear garden
- Freehold

6 Bedrooms • 7 Bathrooms • 4 Reception Rooms

Description

A substantial semi-detached Grade II Listed Victorian house situated on one of the most desirable streets in St Johns Wood. The property offers spacious accommodation across 5,727 square feet (532 square meters) as well as having the benefit of secure gated off-street parking for 3-4 cars and a separate summer house. Internally, the property boasts wonderful high ceilings, period features and excellent entertaining and bedroom accommodation. Planning permission and listed building consent has been granted to create an additional 3,000 square feet which incorporates a basement and swimming pool area as well as refurbishment of the upper floors (plans available upon request).

Situation

Marlborough Place is a secluded street located on the West Side of St Johns Wood and is moments' walk from the shops and transport links of St Johns Wood High Street as well as being close to The American School of London. Little Venice and Swiss Cottage are also a short walk away.

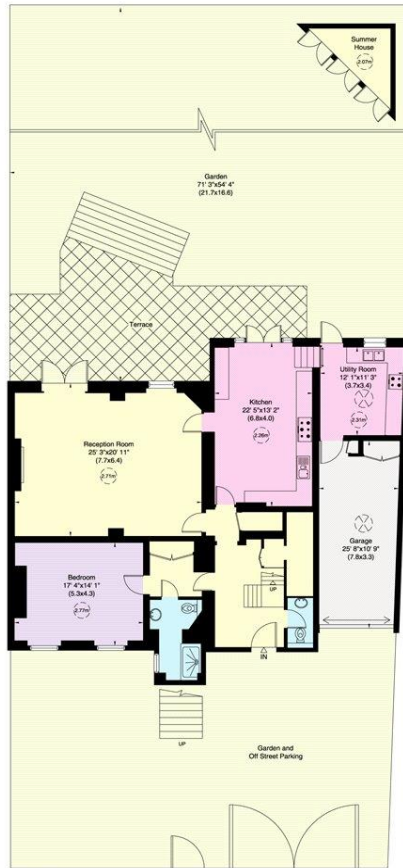
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Lower Ground Floor

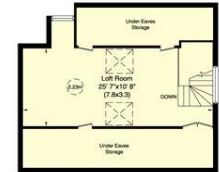
Marlborough Place, NW8

Gross internal area (approx.)

532 Sq m (5727 Sq ft) Including Under Eaves Storage and Summer House

503 Sq m (5418 Sq ft) Excluding Under Eaves Storage and Summer House

For identification only. Not to Scale



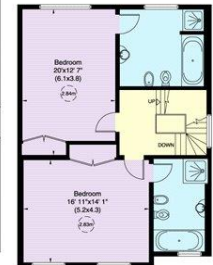
Third Floor



Raised Ground Floor

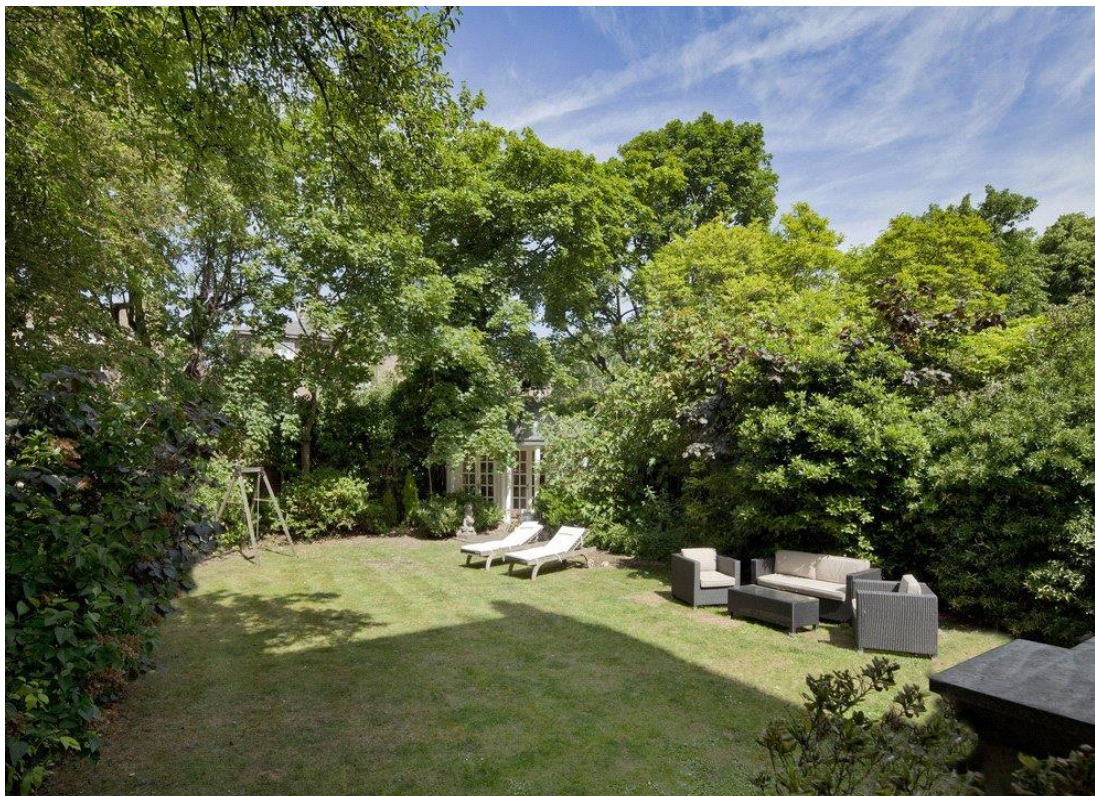


First Floor



Second Floor

Not to scale. For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



St. John's Wood & Regents Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC