



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. John's Wood, London, NW8

£8,950,000 Freehold

savills

Elegant volumes • Planning consented to create an additional c 3,000sq ft • Parking for 3/4 cars • Beautiful 56ft rear garden • Garage • Freehold

Local Information

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. St. John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line) are approximately 0.4 miles away. This connection provides connections to Bond Street (West End), London Bridge, Canary Wharf & Stratford

About this property

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 could be sought to create an additional 3,000 square feet which would incorporate a basement and swimming pool area as well as refurbishment of the upper floors (historic lapsed plans available upon request).

Tenure

Freehold

Local Authority

Energy Performance

EPC Rating = E

Viewing

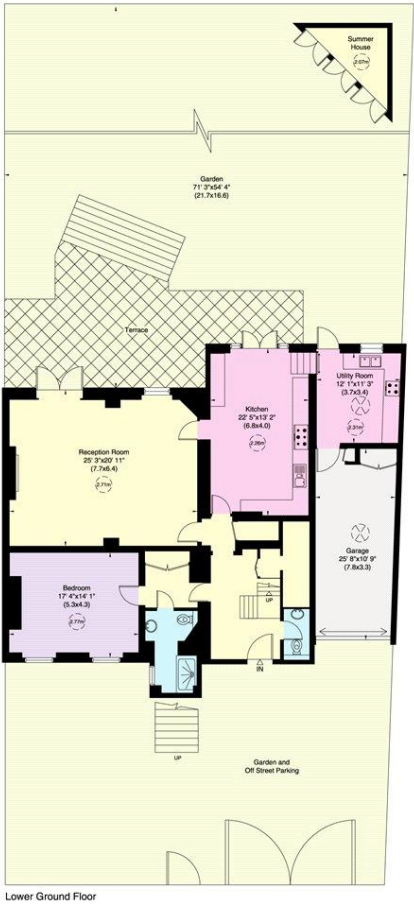
All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. Telephone: +44 (0) 20 3043 3600.





Marlborough Place, St. John's Wood, London, NW8
Gross Internal Area 5727 sq ft, 532 m²

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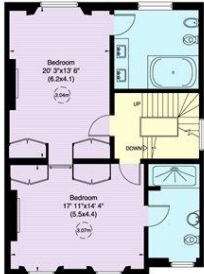


Lower Ground Floor

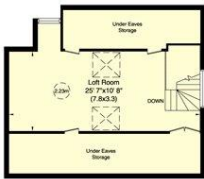
Marlborough Place, NW8
Gross internal area (approx.)
532 Sq m (5727 Sq ft) Including Under Eaves Storage and Summer House
503 Sq m (5418 Sq ft) Excluding Under Eaves Storage and Summer House
For identification only. Not to Scale



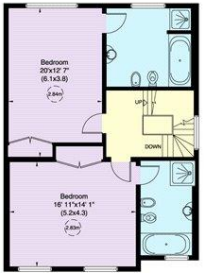
Raised Ground Floor



First Floor



Third 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).

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	

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