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85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH









Marlborough Place
St John's Wood NW8 0PS

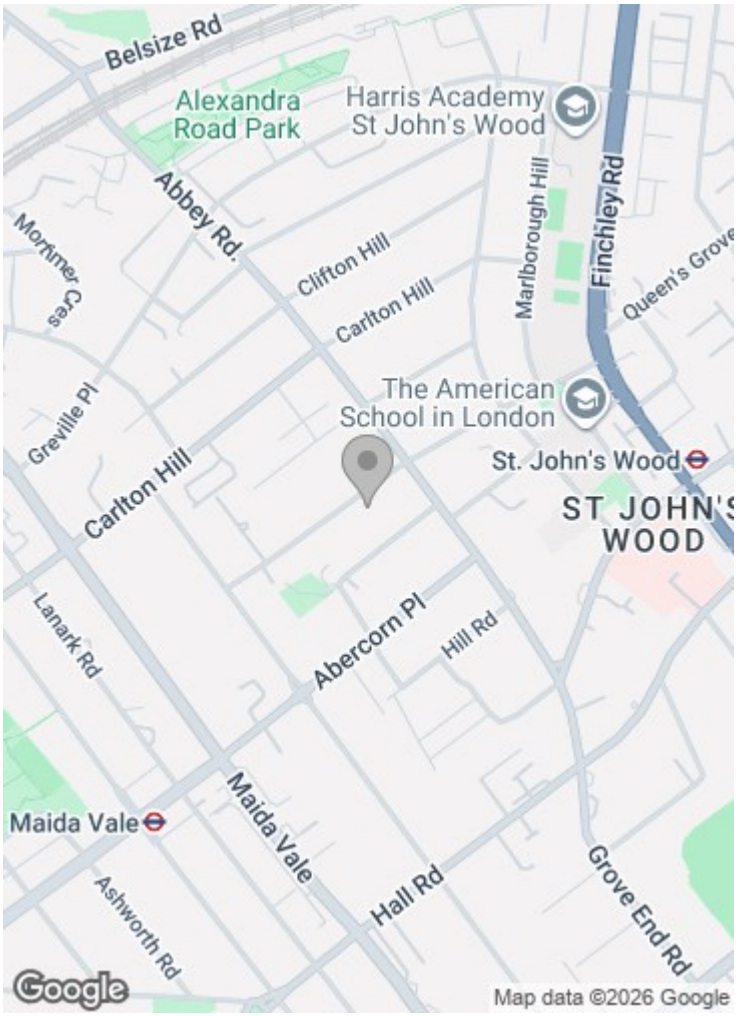
£5,000 per week

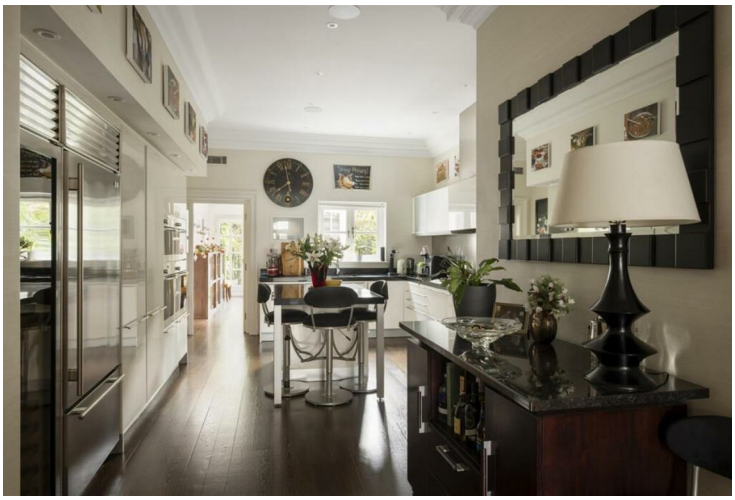
A refined Regency-style home of classical inspiration, extending to approximately 5,365sqft (498sqm), conceived by Robert Adam Architects and originally built by Galliard Heritage in 2004.

The property is presented in very good condition, with the first and second floors having undergone recent renovation. The home offers beautifully proportioned reception rooms ideal for elegant entertaining. A delightful conservatory opens onto a secluded private rear garden, completing this thoughtfully designed and timeless residence.

The house boasts gated off-street parking with underfloor heating as well as a secure garage. Additional benefits include; underfloor heating, comfort cooling/heating, a video entry phone system and an integrated music system.

Marlborough Place is superbly positioned within easy reach of the boutiques, cafés and transport links of St John's Wood High Street, including St John's Wood Underground Station (Jubilee Line). The American School in London is also conveniently close, making the location particularly well suited to both local and international families.







Marlborough Place, NW8

Approximate Area = 498.4 sq m / 5365 sq ft (Excluding Void)
Garage / External Cupboard = 54.8 sq m / 590 sq ft
(Including Limited Use Area = 10.9 sq m / 117 sq ft)



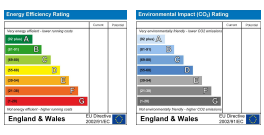
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1264346)

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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