



Marlborough Place, St John's Wood NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

This elegant detached low built family house spans over 6,300 sq.ft and is arranged over three floors comprising five bedrooms, four en suite bathrooms, shower room, two guest cloakrooms, reception , dining room, study, cinema, playroom, kitchen/breakfast room, utility room, plant/store room, swimming pool, balcony, garden and off-street parking for up to four cars.

The house sits on a generous plot with beautiful front and rear gardens.

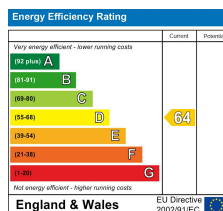
Marlborough Place is within walking distance of ASL (The American School of London) and St John's Wood High Street, with its village like atmosphere but cosmopolitan population and mix of restaurants and shops. St John's Wood tube station (Jubilee Line) is just two stops from Bond Street in the heart of the West End.

ASKING PRICE: £9,500,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: H



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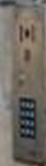






MARLBOROUGH
PLACE

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MARLBOROUGH
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MARLBOROUGH PLACE, NW8

APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 6361 SQ FT, 591 M2
 GYM : 129 SQ FT, 12 M2
 TOTAL AREA : 6490 SQ FT, 603 M2

