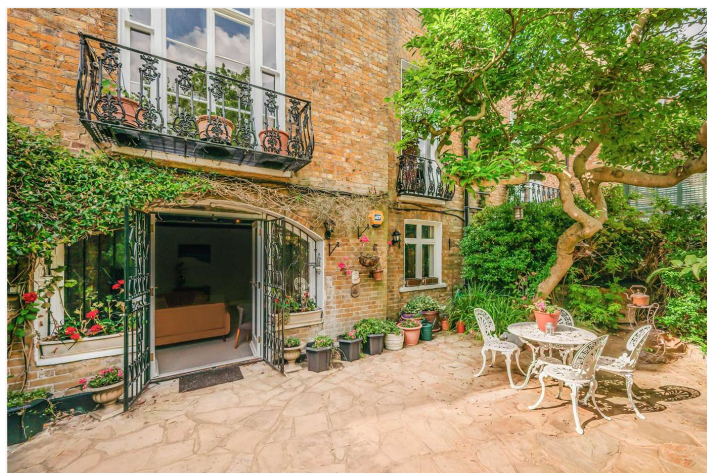
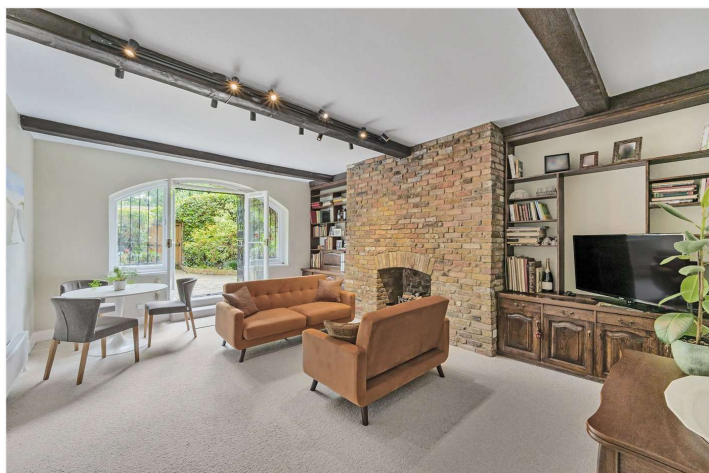




MARLBOROUGH PLACE, ST JOHN'S WOOD, LONDON, NW8 £1,350,000 SHARE OF FREEHOLD

An exquisite two double-bedroom maisonette, with direct access to a private south-facing garden, plus the added benefit of a separate lock-up garage. This delightful home, has a warm feel to it as well as many period features, such as an exposed chimney breast in the living room and Georgian bar sash windows. Marlborough Place is a peaceful tree-lined street conveniently located between both Hamilton Terrace and Abbey Road, St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground are all within a one mile radius and the property is available to purchase with no onward chain.

Principal Bedroom | Second Bedroom | Family Bathroom | Separate Kitchen | Reception Room |
Private Garden | Private Garage | Leasehold

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Marlborough Place

Approximate gross internal area
119.19 sq m /1283 sq ft
(Including Garage)

Garage
22.30 sq m /240 sq ft

Key:
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 01/01/3000

Service Charge: £4,845.76 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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