





Nestled in the heart of the leafy Marlborough Place, this exceptional property offers period luxury, comfort, security, and the potential to be extended

This impressive lateral 5,313 sq ft home set over only three floors has a phenomenal layout on each level, with potential to expand to 8,888 sq ft (subject to planning permission). Boasting exceptional features including six double bedroom suites, two kitchens, ample entertaining spaces, gated parking for two/three cars, and a landscaped southeast-facing garden, it is the perfect home for buyers looking for a special living space in St. John's Wood.

An exceptional example of elegant Neo-Georgian architecture, the design has symmetrical form and multi-pane fenestration, a side-gabled roof tied to the brick frontage by the cornice with dentils, and an elegant entry with crown and pilasters.

#### Exterior Features

As you admire the front façade of this Neo-Georgian property, set back from the road, you'll notice its gated garden leading to the grand entrance. You'll appreciate the off-street parking for three cars, a rare feature in this sought-after area. The southeast-facing garden at the rear is an excellent place to soak in the sun, unwind and entertain with family and friends.





### Entertaining Spaces

Upon entering this property's spacious reception area via the entrance hallway, you'll be greeted with a sense of majesty. You'll appreciate the lateral living room with large windows and the additional entertaining spaces, including the conservatory and formal dining room. Whether hosting a dinner party or entertaining family and friends, the two kitchens are well-equipped to support any occasion.

### Location

Marlborough Place is a sought-after secluded street, just off the famous Abbey Road on the west side of St John's Wood. It is close to all the amenities of the High Street with all its restaurants and boutique shops; Little Venice and the Regent's Canal; Maida Vale; and the The American School in London (ASL). The St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) Underground Stations are close by for links throughout the City and West End.





### Principal Bedroom

Prepare to be wowed by the impressive principal bedroom with its dressing room, walk-in wardrobe and bathroom.

### Further Bedrooms

This property boasts a flexible bedroom arrangement with six double bedroom suites which can be re-purposed for a total of up to seven bedrooms. The expansive walk-in wardrobe and His & Hers bathrooms in the principal bedroom are a sight to behold. You'll love the comfort and luxury offered by each of the beautifully designed bedrooms with amenities such as the plush carpets and classic design features. This home possesses the feeling of a cosy family home, despite its grand proportions and high-end finishes which can be lost in luxury properties – which is why it must be seen to be appreciated.



**Asking Price**  
£9,950,000

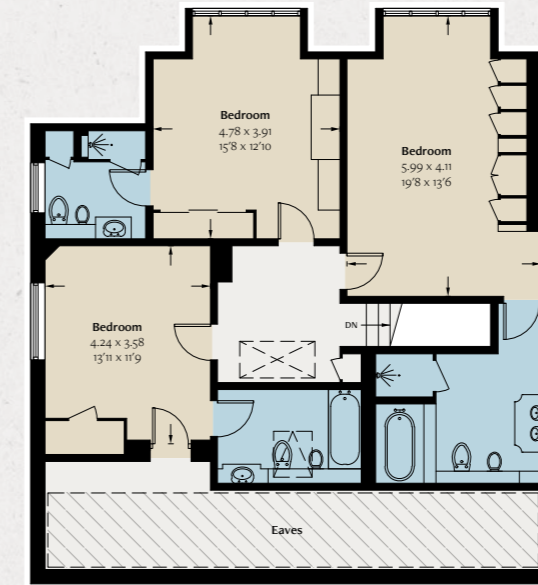
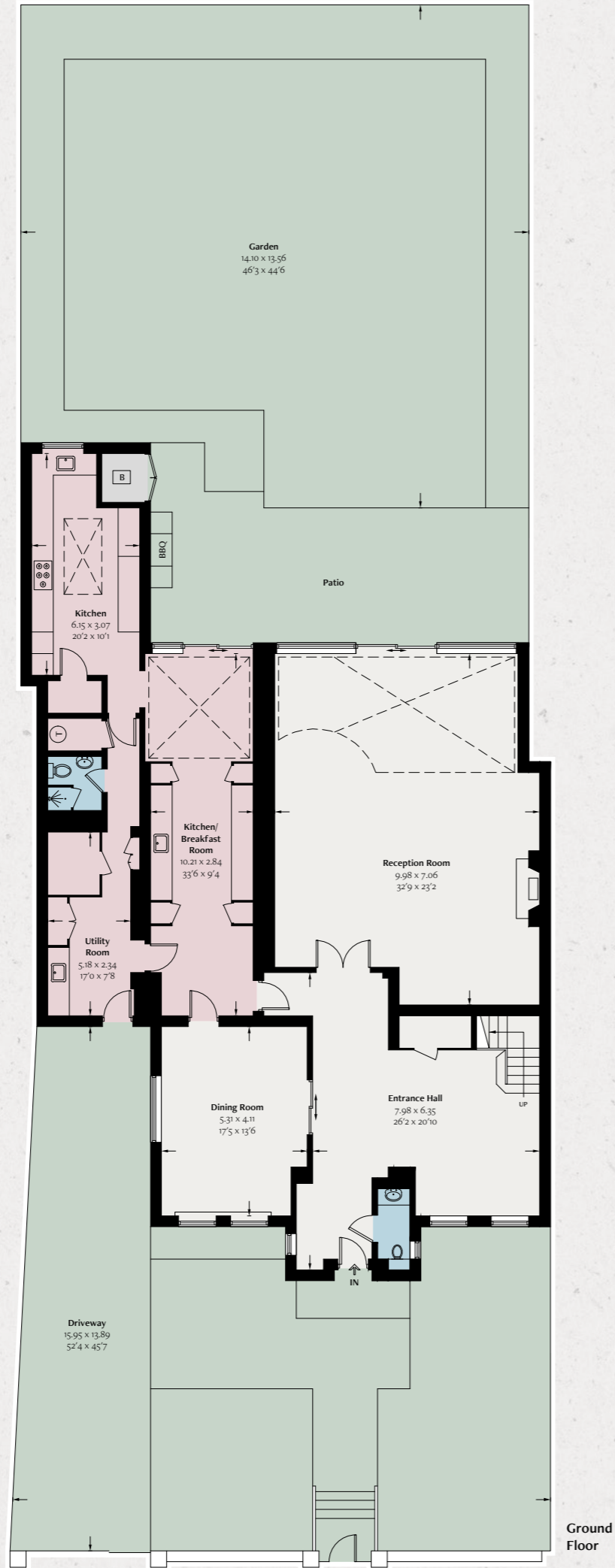
**Tenure**  
Freehold

**Local Authority**  
City of Westminster

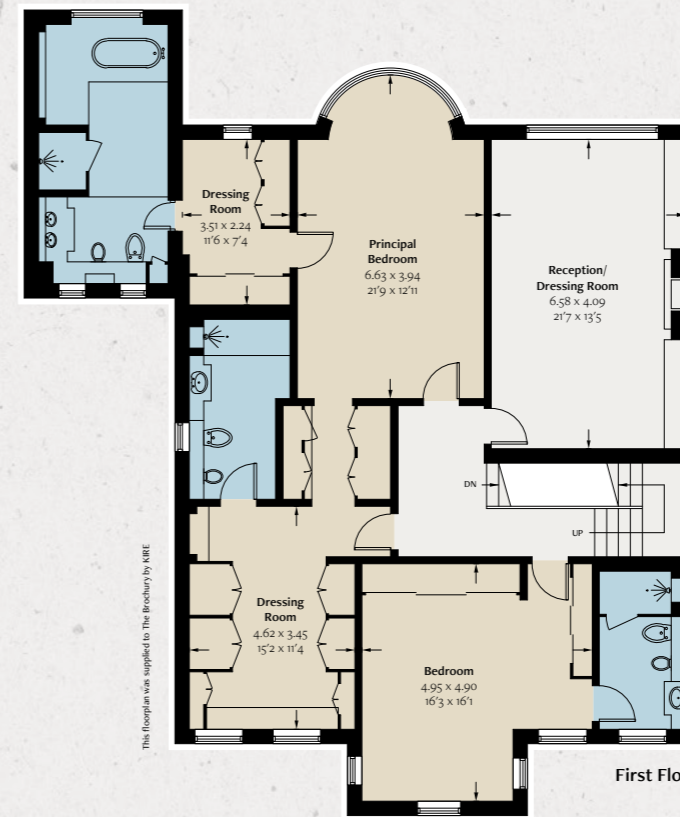
**Council Tax**  
Band H

**EPC**  
Rating C

# Existing layout



Second Floor

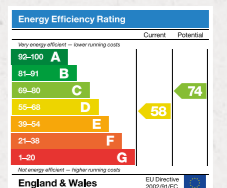


First Floor

Approximate Area  
5,313 sq ft/ 493.6 sq m  
including eaves / reduced headroom

Outside Area  
70 sq ft/ 6.5 sq m

Total  
5,383 sq ft/ 500.1 sq m





## Proposed extension

The following drawings and computer generated images propose a redesign of the property extending it by 67% to 8,888 sq ft (subject to planning permission).

### New Lower Ground Floor

The new basement would create a fourth level adding two bedrooms, a wine cellar, cinema, gym, media/games room, day spa with steam room, sauna, powder rooms, pool and spa/pool to the home.

### Ground Floor

The redesign of the ground floor would create a formal reception room at the front; and integrate the existing reception room and kitchen into an open-plan space providing improved flow through the living and entertaining spaces with uninterrupted views of the garden.

### First Floor

The first floor redesign would expand the principal bedroom across the entire rear width of the property and include opposing His & Hers bathrooms. Two other bedroom suites would be created at the front.

### Second Floor

There is an opportunity to trim unused areas to improve bedroom size and comfort; and create convenient storage space for the three bedrooms suite on this floor.





# Proposed layout



Basement



Ground Floor



First Floor



Second Floor

## STUDIO THREE

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