



59 Marlborough Place

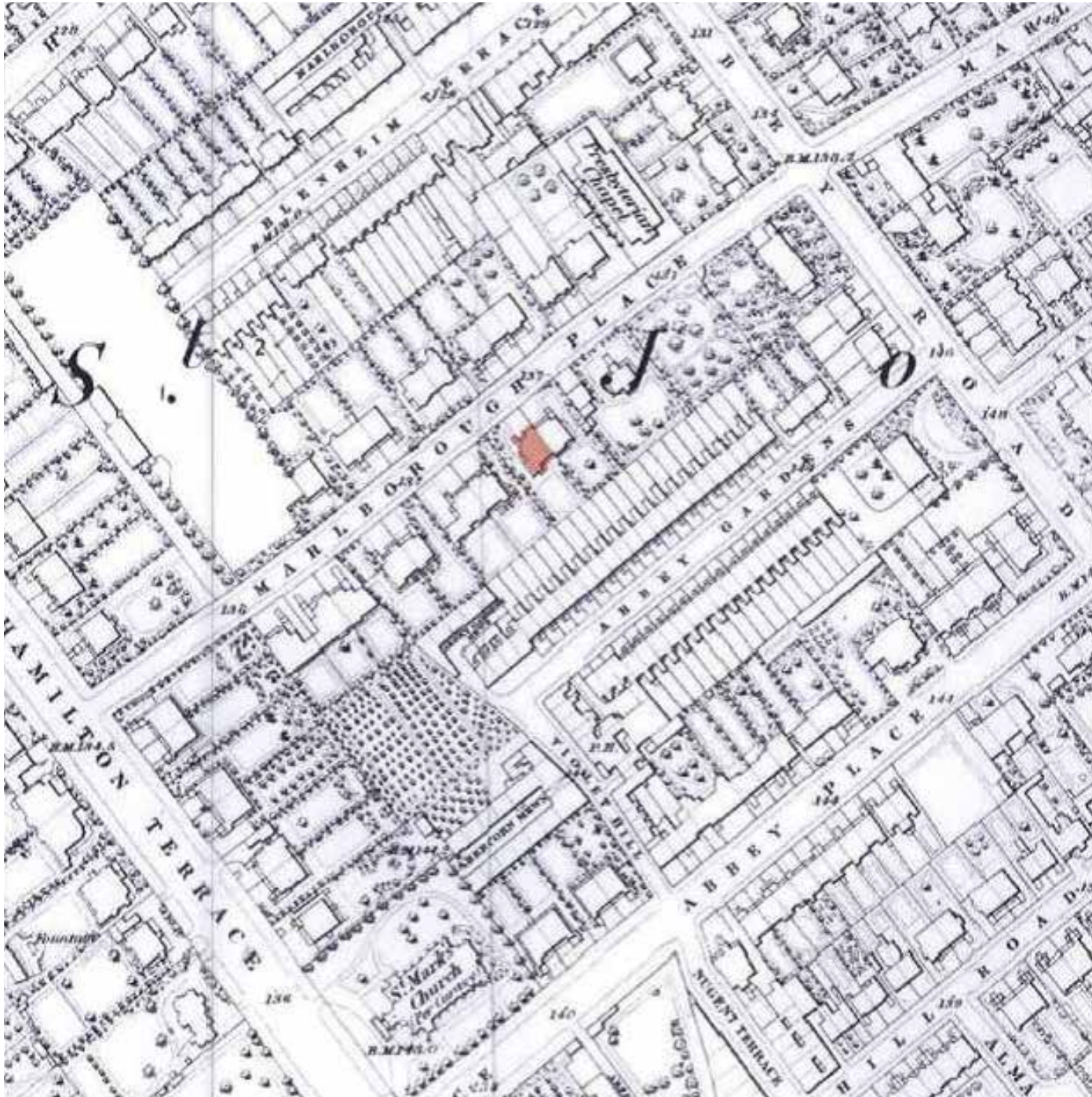


# DESCRIPTION

- Situated in the heart of St Johns Wood, 59 Marlborough Place is a generous, semi-detached, Grade II listed villa.
- The property was extended, reconfigured and comprehensively refurbished in 2013 - 2014 to exacting standards.
- The unique lateral width of the property offers vast entertaining rooms and ceiling heights exceeding 4 metres on the principal floors.
- The house offers flexible living areas and vast accommodation across 6,163 sqft (573m<sup>2</sup>).
- Set on an extra wide plot, the house is enveloped by landscaped gardens to both the front and rear, rare in central London.
- Parking arrangements include both a garage and off-street parking, all set behind a private gate and wall, offering complete privacy and security.
- Though not implemented, the property previously obtained planning permission and listed building consent for a c.3,000 sqft (285m<sup>2</sup>) basement extension for a pool, spa and cinema complex.







# LOCATION

59 Marlborough Place is situated on the west side of St Johns Wood, within the City of Westminster. St Johns Wood is a sought-after north central London area characterised by large private residences on wide, tree-lined avenues.

Marlborough Place is entirely residential featuring semi-detached villa type buildings, generously proportioned and set back from the street with large gardens and limited traffic.

The house sits on the south side of the street with a substantial and well-exposed southwest facing rear garden. This segment of Marlborough Place is bordered by Hamilton Terrace to the west; Grove End Road to the east.

















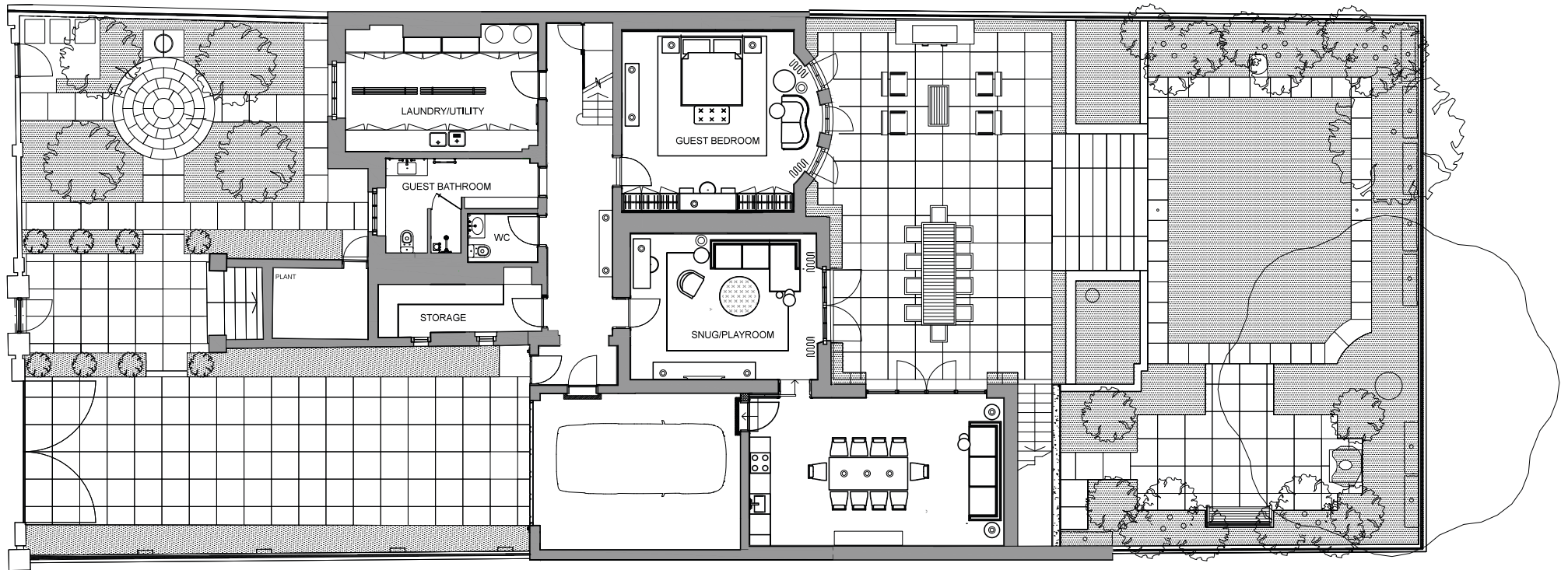






# FLOOR PLANS

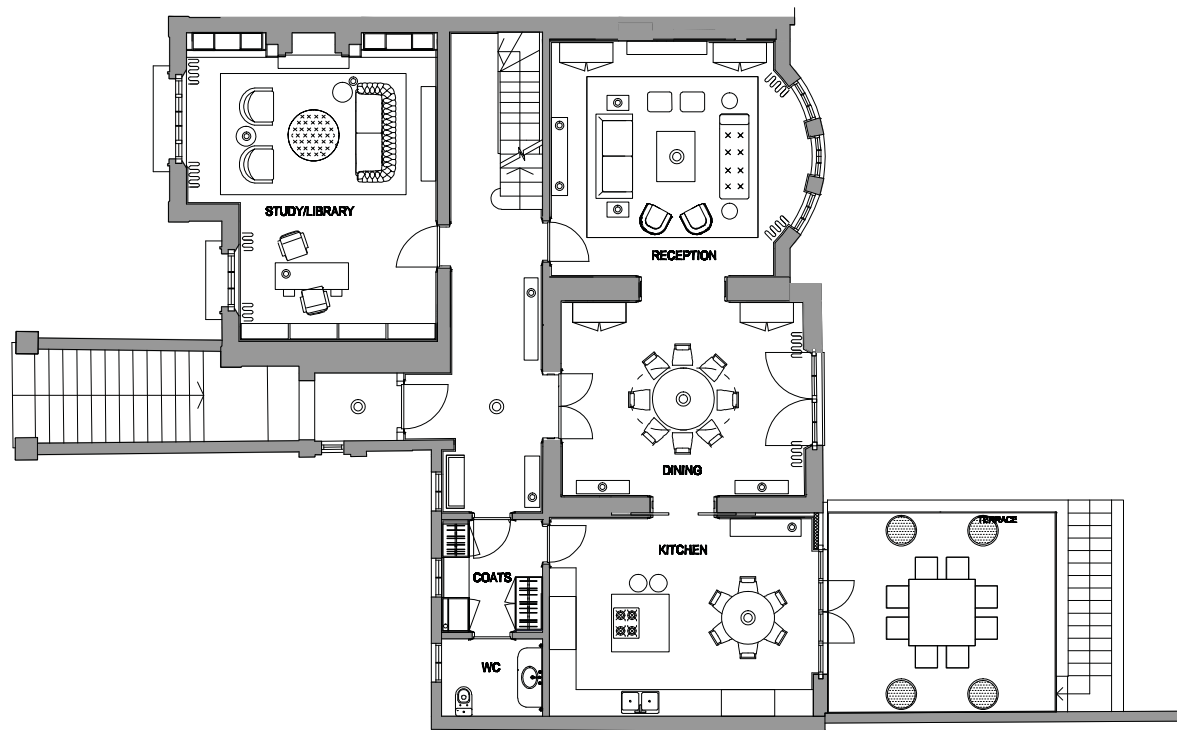
The Property has been finished for immediate occupation and use to the owner's preferred layout (Option 1). The room layout could also be configured to suit alternative preferences as suggested below (Option 2).



## OPTION 1

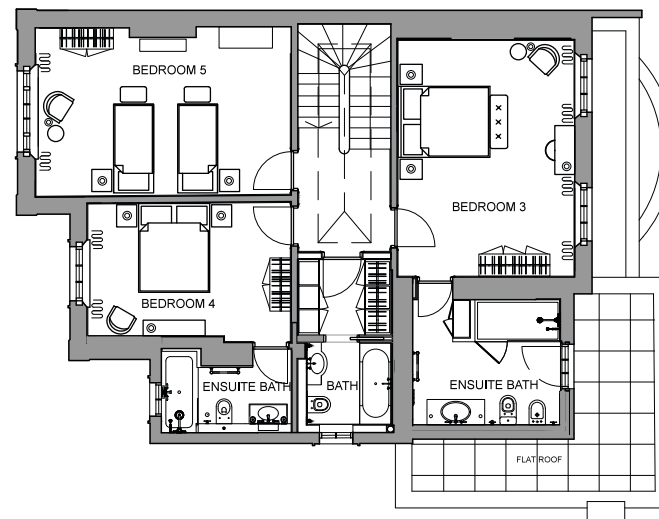
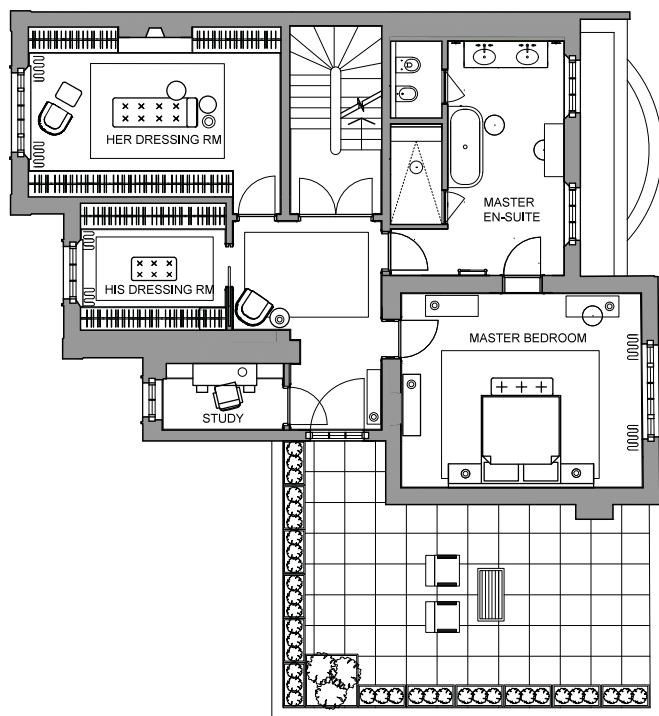
Lower Ground Floor





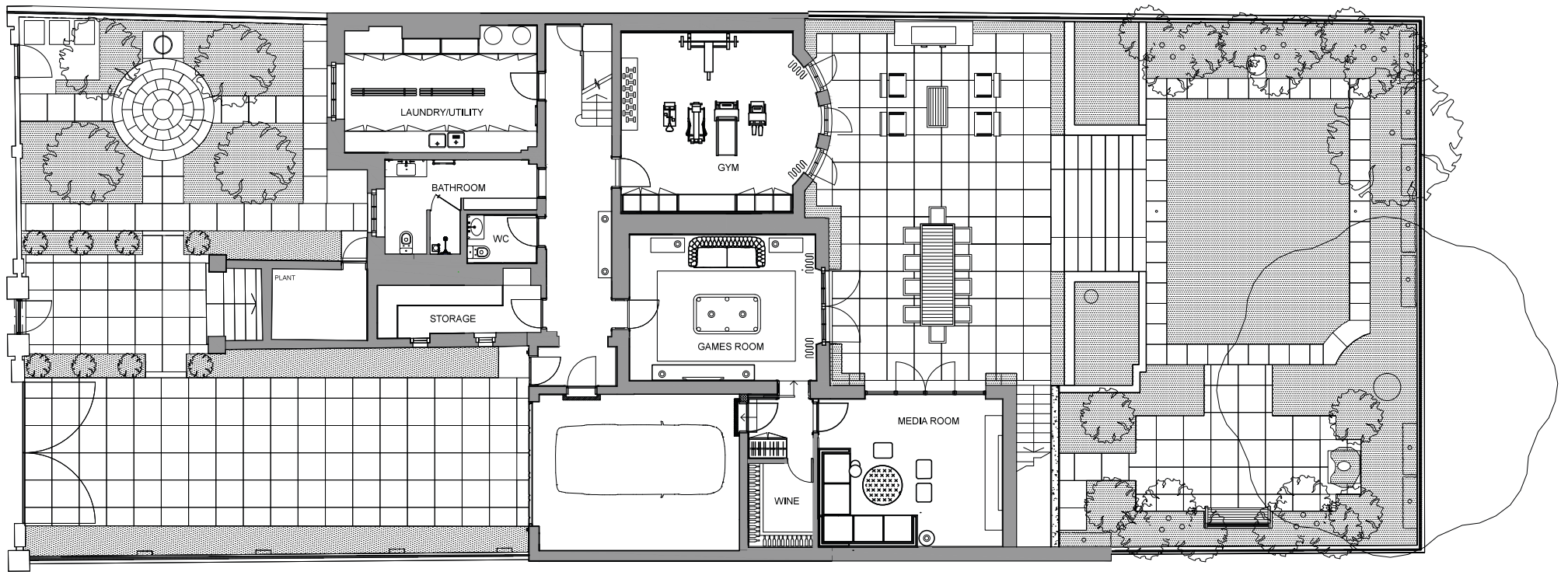
OPTION 1  
.....  
Raised Ground Floor





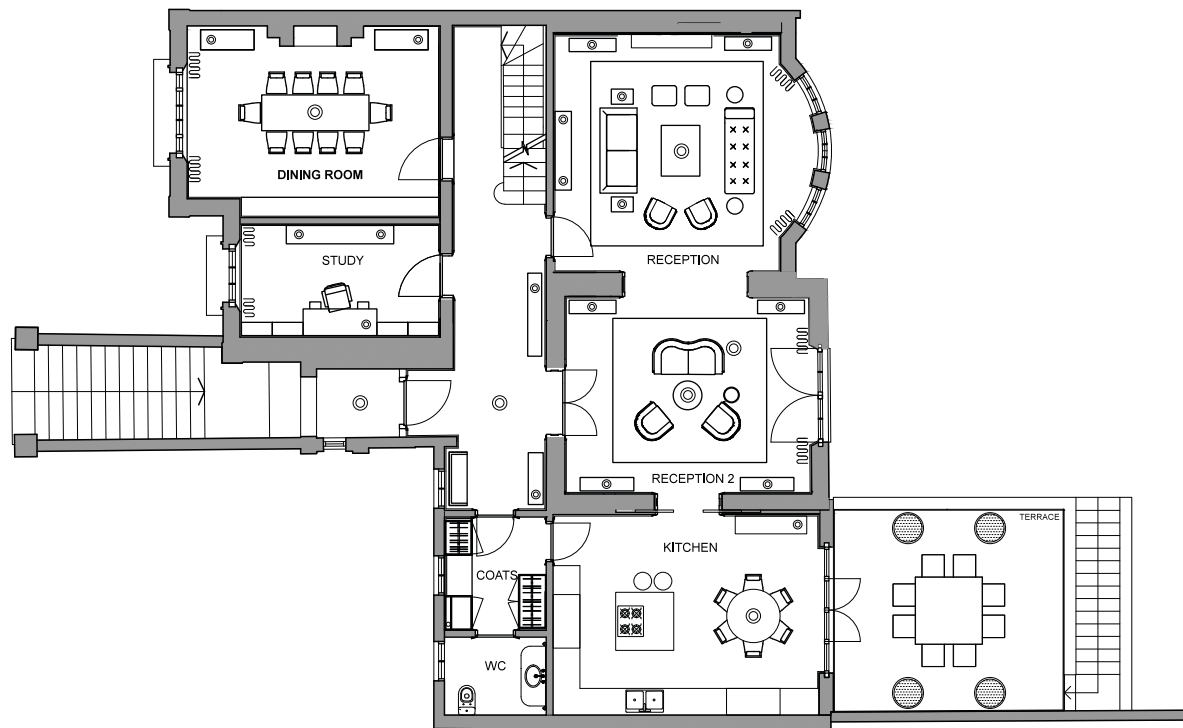
## OPTION 1

First and Second Floor



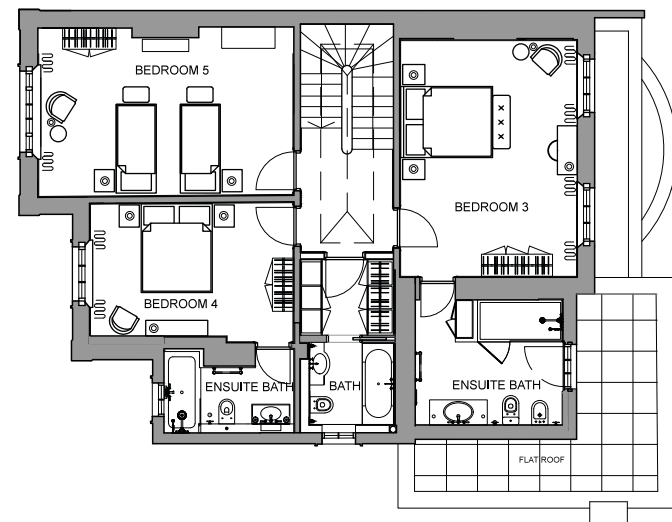
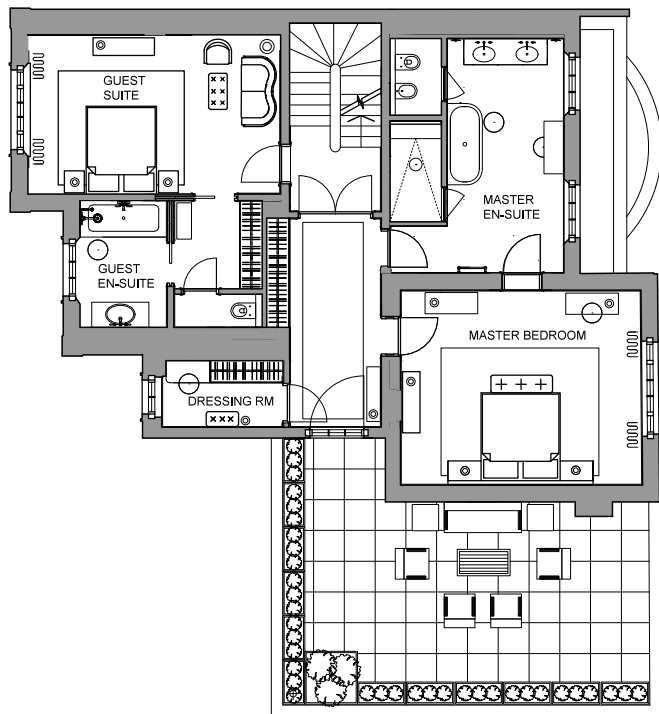
OPTION 2  
Lower Ground Floor





## OPTION 2

Raised Ground Floor



OPTION 2

First and Second Floor



# SPECIFICATION

## Accommodation

- Large entertaining spaces at raised ground floor level
- Formal reception
- Dining room
- Library/study
- Family kitchen with rear terrace for outdoor dining
- Wide garden with barbeque, exterior dining and lounge area
- Master bedroom suite
- 4 to 5 further double bedrooms
- Cinema room
- Games room
- Secondary kitchen
- Private garage and off-street parking

## Specification

- Air conditioning via environmentally friendly air source heat pump
- Underfloor heating throughout
- All new mechanical (plumbing) and electrical services
- Lutron lighting
- Tom Howley kitchens
- Bespoke audio-video system, distributed throughout
- Wireless sound system to principal rooms
- Smart security system with cameras
- New Histoglass (double-glazed) windows throughout
- Bespoke marble finishes to entrance hall and bathrooms
- Hardwood floors throughout each floor
- Natural York stone to external areas
- James Holderness landscaped garden
- Restored stone front and rear façade and original architectural features

# PLANNING

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The Property is located in the City of Westminster and is in the St Johns Wood Conservation Area. English Heritage lists the property at Grade II for its architectural and group value.

In June 2010, planning and listed building consent was also granted for a 3,000 sqft (285m<sup>2</sup>) basement extension underneath the house for a pool and spa complex as well as home cinema room:

Reference	Description
10/03825/FUL	Creation of additional basement underneath the existing house and front rear gardens incorporating a swimming pool, gym and cinema together with the creation of associated new lightwells.
10/03826/LBC	

# TERMS

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Tenure	Freehold
Local Authority	City of Westminster
Price	Upon application
Viewings	Strictly by appointment



# SALES AGENT

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The Property is offered for sale through Knight Frank:



## **Disclaimer:**

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

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