

www.bargets.co.uk

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020 7402 9494



## **Marlborough Place, St John's Wood, NW8**

A wonderful period semi detached house in the heart of St John's Wood, within walking distance of The American School. The property is approximately 3,500 square feet and further benefits include off street parking and a lovely patio garden.

**ACCOMMODATION** ENTRANCE HALL, 3 RECEPTION ROOMS, FULLY FITTED KITCHEN, UTILITY AREA, 6 BEDROOMS, 4 BATHROOMS.

**AMENITIES** OFF STREET PARKING, PATIO GARDEN.

### **TERMS**

**PRICE** £5,000 Per Week, Subject To Contract



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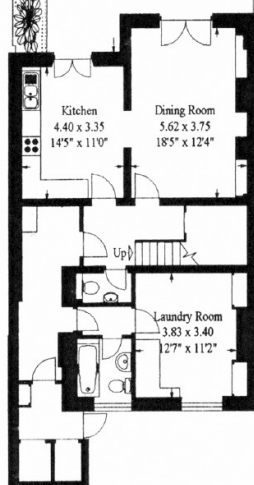


MISREPRESENTATION ACT 1967 Messrs Bargets for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:-

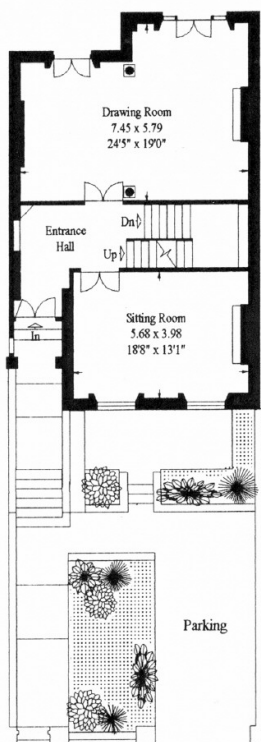
(1) these particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquires with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars as to this (these) property(ies) are made without responsibility on the part of Messrs Bargets or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property(ies) are to be relied on as statements or representations of fact, nor should they be relied on for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property(ies) is in any way guaranteed and they are furnished on the express understanding that neither Messrs Bargets nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Messrs Bargets have any authority to make or give any representation or warranty whatsoever as regards the property(ies) or otherwise. (5) Any intended purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (6) In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

## 57 Marlborough Place, London NW8

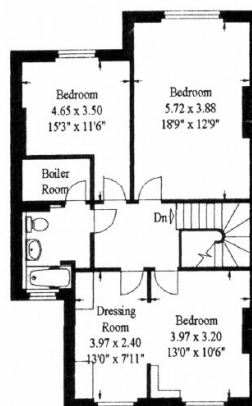
Approximate Gross Internal Floor Area:  
3542 sq.ft. / 328 sq.mts.



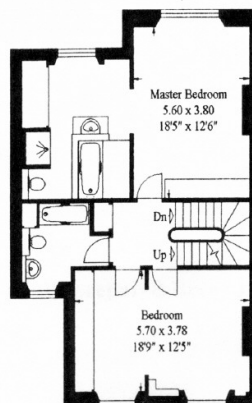
**Lower Ground Floor**



**Ground Floor**



**Second Floor**



**First Floor**

APPROX. SCALE  
0 1 2 3 4 5 10 FT.  
4.12.98

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.