



La Residence, Marlborough Place NW8



La Residence, Marlborough Place NW8

A well presented, two bed apartment in the elegant La Residence building in NW8.

A generously sized two bedroom flat on the prestigious Marlborough Place, St. John's Wood. The property is arranged on the first floor of an impressive red brick building and benefits from Porter and a private parking space.

This fantastic property comprises an entrance hallway, a bright reception room with direct access to the balcony and a fitted kitchen. The principal suite (4.27m x 3.93m) has an extensive range of fitted wardrobes as well as a tiled en suite bathroom.



Asking price: £900,000

Tenure: Share of freehold plus leasehold, approximately 988 years remaining

Service charge: £5,680 per annum, next review date June 2024

Ground rent: A peppercorn, next review date 31/12/3011

Local authority: City of Westminster

Council tax band: G





The second bedroom is of a good size (4.57m x 2.37m), and features fitted wardrobes. There is also a bathroom off the entrance hallway.

This vibrant neighbourhood has good proximity to local amenities and is ideal for those seeking comfort and style in a coveted location.





Location

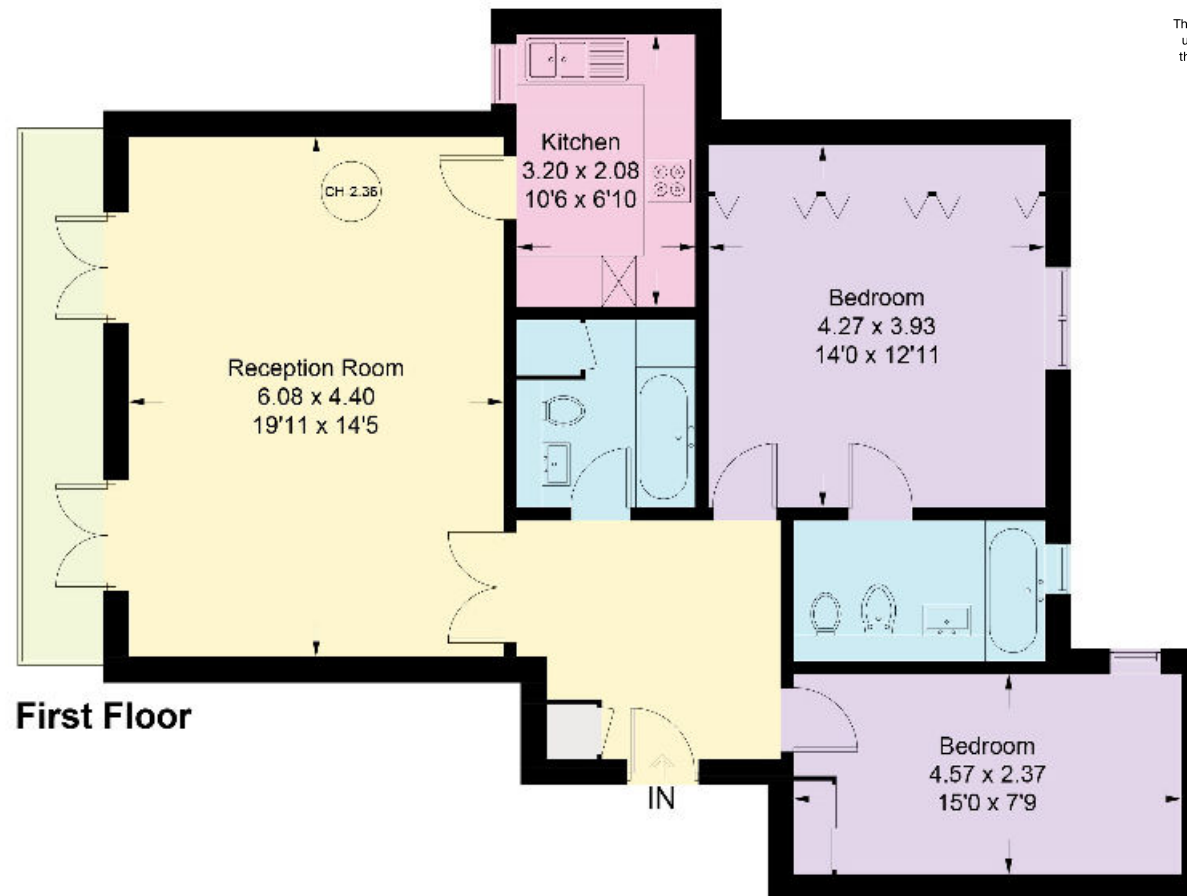
Marlborough Place is surrounded by a wonderful selection of amenities. Enjoy leisurely strolls in Regent's Park or explore the renowned boutiques on St John's Wood High Street. Transport links include St John's Wood Underground Station (Jubilee Line) or Kilburn High Road Overground Station.



Approximate Gross Internal Area = 83.0 sq m / 893 sq ft



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 the text of the Particulars.



First Floor

IN

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated November 2023. Photographs and videos dated November 2023.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.