



**£4,950,000**

**Ian Green Residential**  
**020 7586 1000**

**Behr & Butchoff**  
**020 7722 7222**

**I**n addition to superb accommodation the home has an entryphone, air-conditioning in the master bedroom and a fully-integrated entertainment system with Sonos sound system.

And as well as gardens front and back, there is a terrace accessible from bedroom four and a large parking space.

The renowned American School and Regent's Park are nearby, as are excellent transport links.

# Wish you were here?

Every so often it's good to simply sit and take in the ambience of a room. Catherine Golding reports on a St John's Wood home that encourages you to seize that moment.

**D**o you ever take a minute at the end of a busy day to sit quietly with no outside interruptions? Do you find yourself taking a look around and thinking: 'This is such a lovely room – I ought to spend more time here.'

That's precisely the thought that comes to mind in the living spaces of a contemporary house in Marlborough Place on the market with Ian Green Residential and Behr & Butchoff.

Designed by leading architects, it's particularly true of the open-plan

entertaining areas. The main reception room is dual aspect and the second not only has a high ceiling and overhead natural light, but it also opens out to a private rear garden.

The feeling that everything is just right continues, from the spacious, light, airy kitchen/dining area to the smart en-suite facilities in the master and second bedrooms, to a neatly-finished and well-laid-out garden.

It's a beautiful home in a highly-desirable road close to St John's Wood High Street.

