



Marlborough House Firsgrove Crescent Brentwood CM14 5TF

Offers Over £200,000



Marlborough House  
Firsgrove Crescent  
Brentwood  
CMI4 5TF  
Offers Over £200,000

- Freehold Unit
- Including Six Flats
- Planning Permission Granted For Additional Floor
- Residents Parking
- Communal Gardens
- Walking Distance To Brentwood Train Station
- Currently Producing £1,750pa in ground rent income



Marlborough House, Firsgrove Crescent, Brentwood – a rare chance to acquire a freehold block of 6 flats, perfectly positioned in a sought-after location. This well-maintained property currently comprises:

5 x Two Bedroom Flats

1 x Three Bedroom Flat

Flat 1 - 91 Year Lease Remaining

Flat 2 - 94 Year Lease Remaining

Flat 3 - 163 Year Lease Remaining

Flat 4 - 163 Year Lease Remaining

Flat 5 - 163 Year Lease Remaining

Flat 6 - 163 Year Lease Remaining

The property benefits from planning permission for an additional floor, providing scope for:

1 x Two Bedroom Flat with study

1 x One Bedroom Flat with study

Additional features include 6 dedicated parking spaces and communal gardens, offering both convenience and lifestyle appeal for residents.

Marlborough House is ideally situated on Firsgrove Crescent in Brentwood, a highly desirable Essex town known for its excellent combination of commuter convenience, local amenities, and leafy surroundings. Residents benefit from easy access to Brentwood town centre, offering a range of shops, restaurants, cafes, and leisure facilities, as well as highly regarded schools nearby. For commuters, Brentwood railway station provides swift services to London Liverpool Street, making it an attractive location for professionals. The area also boasts beautiful parks and green spaces, providing a peaceful, community-focused environment while maintaining close links to major road networks including the A12, offering quick access to London and the Essex coast.

Secure a prime piece of property with expansion potential in one of Essex's most sought-after areas.

# Existing Site Plan

Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



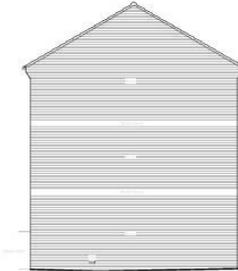
FRONT ELEVATION



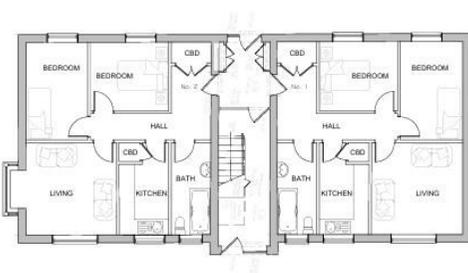
SIDE ELEVATION



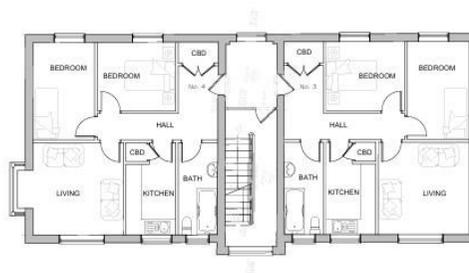
REAR ELEVATION



SIDE ELEVATION



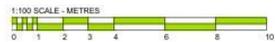
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROJECT		PARLBOROUGH HOUSE, FIRSGROVE CRESCENT, BRENTWOOD, CM14 5TF	
TITLE:			
EXISTING PLANS & ELEVATIONS			
SCALE	DATE	ISSUE	DRAWN
1:100 @ A1	SEPT 25	NE	-
DATE: 25/25/02			
Unit 4		Phibbs Barrs	
Little Baddow		Essex	
Tel: 01245 464681		www.arcadyarchitects.co.uk	



# Proposed Site Plan

Do not scale from this drawing. All information shown is to be checked on site for accuracy and if any discrepancies or omissions are to be reported to Arcady Architects immediately.



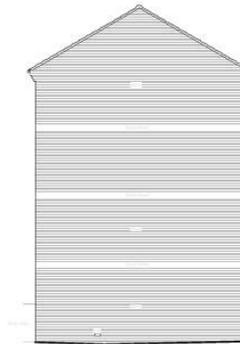
FRONT ELEVATION



SIDE ELEVATION



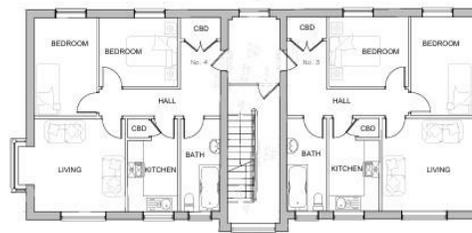
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



ACCOMMODATION SCHEDULE	
FLAT 7 - 55 SQ.M (1 B/2P)	
FLAT 8 - 61 SQ.M (2 B/3P)	
TECHNICAL SPACE: STAIRWAYS	
1/200P - 101 SQ.M	
2/200P - 67 SQ.M	
2/200P - 70 SQ.M	

C. Layout to Flat No. 7 & 8 amended	DEC 25	NE
B. Layout to Flat No. 7 & 8 amended	NOV 25	NE
A. Layout to Flat No. 0 amended	NOV 25	NE
REVISED	DATE	BY

PROJECT: MARLBOROUGH HOUSE, FIRSGROVE CRESCENT, BRENTWOOD, CH14 5TF

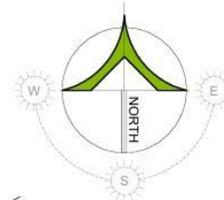
TITLE: PROPOSED PLANS & ELEVATIONS

SCALE: 1:100 @ A1	DATE: SEPT 25	APPVAL: NE	DRAWN: C
DATE: 25/25/03			

Unit 4 - Pillows Barns - Hammonds Road  
Little Baddow - Essex - CM3 4BG  
Tel: 01245 48481 | www.arcadyarchitects.co.uk

**ARCADY** ARCHITECTS

Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



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**LOCATION PLAN**

SCALE - METRES @ (1:1250)

REVISION:	DATE:	DRAWN:
PROJECT: MARLBOROUGH HOUSE, FIRSGROVE CRESCENT, BRENTWOOD, CM14 5TF		
TITLE: SITE LOCATION PLAN		
SCALE: 1:1250 @ A4	DATE: SEPT 25	DRAWN: NE
REV: 25/25/01	REV: -	CHG: -
Unit 4   Phillows Barns   Hammonds Road Little Baddow   Essex   CM3 4BG Tel: 01245 464681   www.arcadyarchitects.co.uk		



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

69 Paul Street  
London  
EC2A 4NG  
020 7637 4000  
oliver.knipe@strettons.co.uk