



**Boundary Road, St John's Wood NW8**

**PHILLIPS  
HARROD**  
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH

## Sole Agents

Set within this hidden location in St John's Wood is Collection Place, a contemporary development behind electronic gates and once the home of the Saatchi Gallery. Within this popular development is this modern stylish five bedroom, four bathroom family home, which as the largest house in the development, is spread across just under 4000 sq ft, is offered in immaculate condition and comes with secure underground parking for two cars. Luxury features include comfort cooling, Crestron Automation, underfloor heating, huge storage spaces, limestone and timber floors, decked roof terrace, 24-hour concierge and CCTV.

This landmark development was created by award-winning architects and is conveniently situated for the American School in London and local amenities of St John's Wood and its transport connections to the city (Jubilee Line).

Council: Westminster

Tax band: H

Annual service charges: £18,400.00

Years remaining on lease: 984

**ASKING PRICE:** £3,650,000

**TENURE:** Leasehold

**EPC RATING:** C

**COUNCIL TAX BAND:** H



85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH

<http://www.phillipsharrod.com>

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working or, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.





















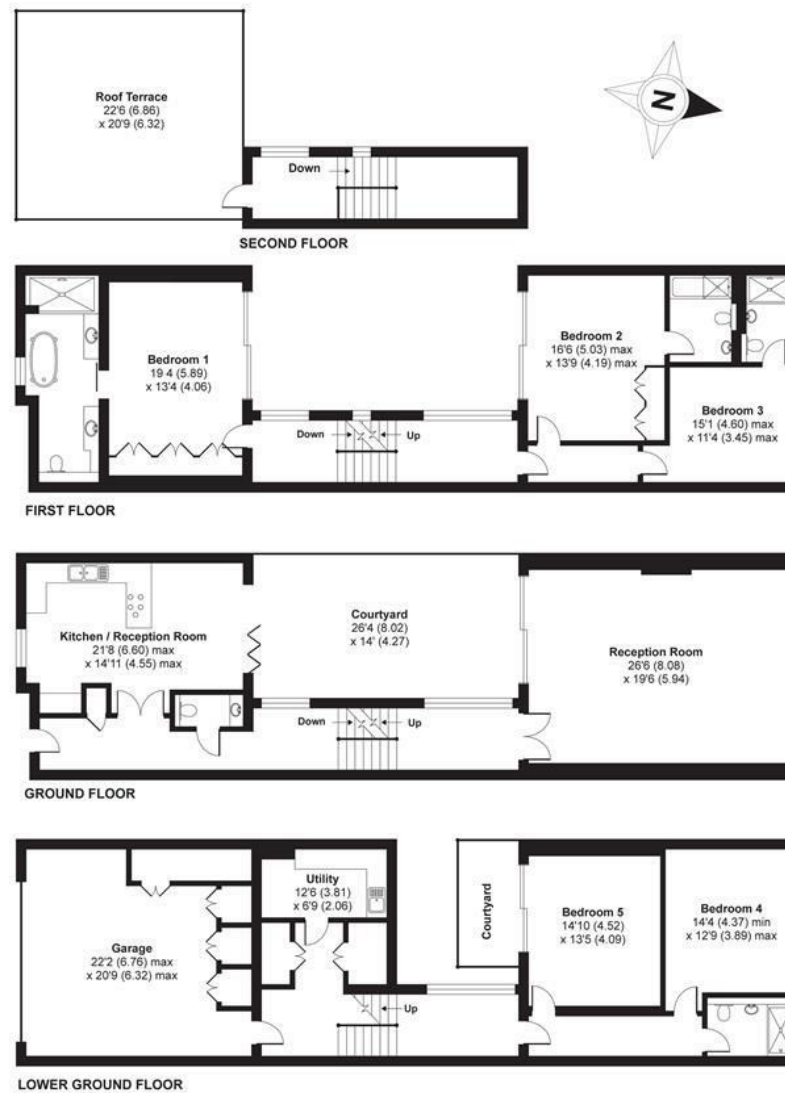






# Boundary Road, London, NW8

APPROX. GROSS INTERNAL FLOOR AREA 3813 SQ FT 354.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.