

# CHARMILL

RESIDENTIAL



## Boundary Road, St Johns Wood, NW8

A recently built house arranged over four floors set in a sought after gated development on Boundary Road NW8. The property comprises four generously proportioned bedrooms, three bathrooms (one en-suite), spacious reception room with wooden flooring, separate open plan kitchen/breakfast room, utility room and large underground garage. The house benefits from comfort cooling, underfloor heating, limestone and timber flooring, private courtyard, and a private roof terrace.

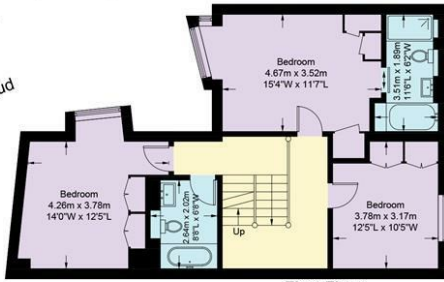
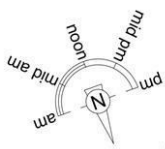
- Four bedrooms
- Three bathrooms
- Eat in kitchen
- Garage
- Roof Terrace
- Daytime porter

£1,750

# Collection Place, NW8

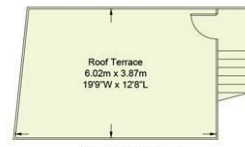
Approximate Gross Internal Area = 2618 sq ft / 243.2 sq m

Restricted Height = 10 sq ft / 0.9 sq m



First Floor - Half Landing

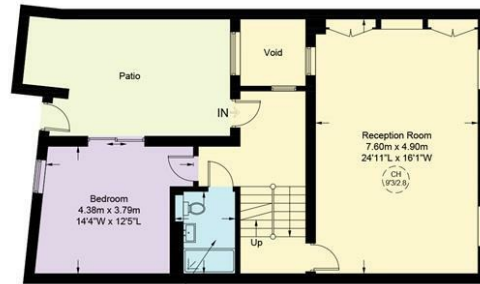
☐ = Reduced headroom below 1.5m / 5'0"



Second Floor



Lower Ground Floor - Half Landing



Ground Floor - Half Landing



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

