

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



www.bargets.co.uk

16 Park Road, Regent's Park, London NW1 4SH Facsimile: 020 7724 7055 Email: enquiries@bargets.co.uk



A newly refurbished, immaculate low built house with the benefit of secure gated off street parking for several cars, a superb South facing garden and a separate leisure summer house, with a gymnasium, steam room, jacuzzi & endless swimming pool. The property is arranged over three floors offering excellent family accommodation comprising of a principal bedroom with en-suite bathroom and dressing area, four further bedrooms suites, 4 reception rooms, kitchen/breakfast room, guest cloakroom and leisure summer house. The house also enjoys air-conditioning & underfloor heating.

Boundary Road is located on the West side of St John's Wood and is within walking distance of The American School in London and within close proximity to St John's Wood High Street. Transport Links are ideal with South Hampstead, Swiss Cottage and St John's Wood stations all being within easy access, along with the numerous bus links, cafe's, boutiques and restaurants within the immediate area.

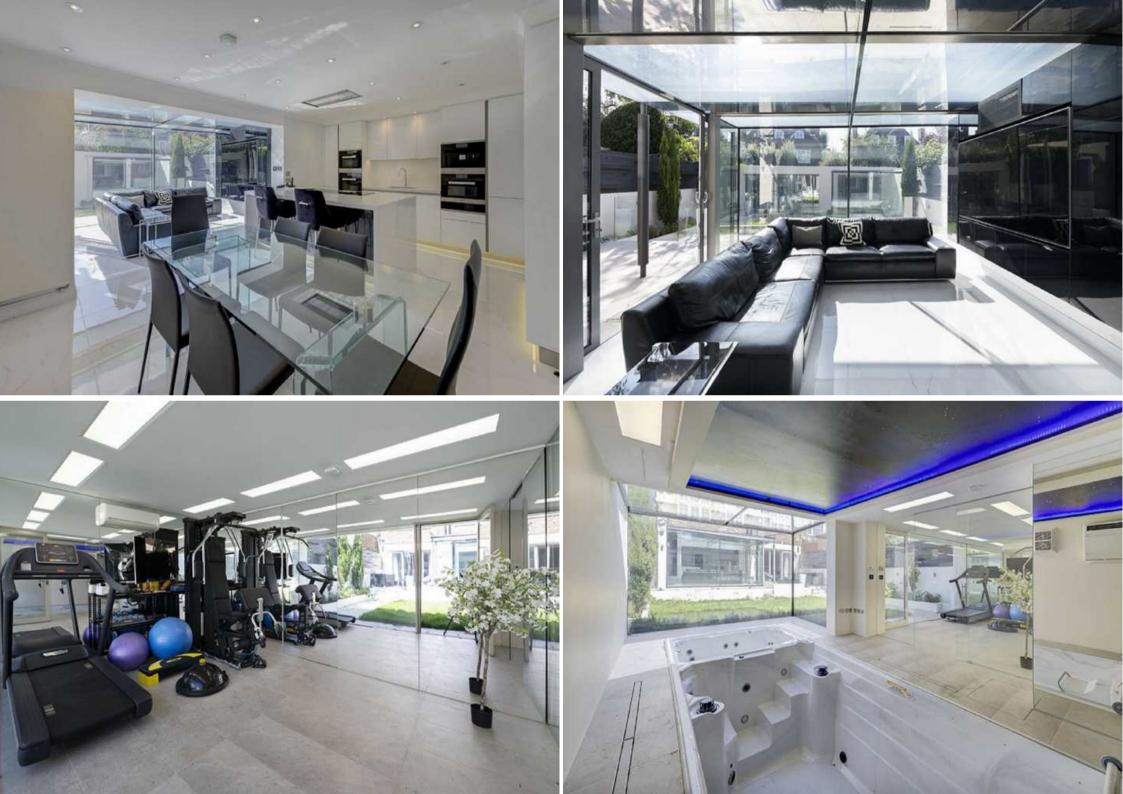
ACCOMMODATION

- 5 BEDROOM SUITES
- 4 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST CLOAKROOM
- STEAM ROOM
- GYM
- JACUZZI
- ENDLESS SWIMMING POOL
- SOUTH FACING GARDEN
- GATED OFF-STREET PARKING
- AIR-CONDITIONED / UNDERFLOOR HEATING

<u>TERMS</u>

- <u>TENURE</u>
- <u>PRICE</u>
- Freehold Price £3,999,999 subject to contract







35 Boundary Road, NW8 Approximate Gross Internal Area 307 sq m/ 3307 sq ft Including Storage, Under 1.5m, Under Eaves and Outside Pool/ Gym Area 224 sq m/2411 sq ft Excluding Stoarge, Under 1.5m, Under Eaves and Outside Pool/ Gym Area Nei blask for derblass with







