



COLLECTION PLACE, BOUNDARY ROAD

St John's Wood NW8



A DELIGHTFUL FOUR BEDROOM CONTEMPORARY HOUSE

Set in Collection Place, which is a landmark development by award-winning architects. Its modern architectural design showcases sleek lines and expansive windows that invite natural light, creating a serene and sophisticated atmosphere.



Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Share of freehold, plus leasehold with approximately 980 years remaining

Service charge: £15,964.72 per annum (paid quarterly), reviewed annually*

Guide Price: £3,250,000



FEATURES

The house is offered in immaculate condition. The open-concept living space seamlessly connects to a state-of-the-art kitchen, ideal for entertaining.

Features include a cinema room/fourth bedroom, a guest WC, a utility room, a gym, a balcony, an additional terrace and a decked roof terrace with a BBQ, offering a peaceful retreat amidst the city. Luxury features include limestone and timber floors, a concierge, and nighttime security.

There is also secure underground parking.











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New systems installed:

- Daikin air conditioning system in every room with hot and cold modes.
- Underfloor heating throughout the house
- All new plumbing
- Data cabling throughout the house
- Lutron lighting system throughout
- Control4 AV system throughout, including Sky provision and all media streaming services

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to Central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground. The American School on Loudoun Road is very popular with many executives relocating to London with their families. It is close to the open spaces of Regent's Park and Primrose Hill.

St John's Wood Underground Station (Jubilee line) is just two stops from Bond Street in the heart of the West End.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.







(Including Storage & Restricted Height Under 1.5m 2.88 sq m / 31 sq ft)
Approximate Gross Internal Area = 297.37 sq m / 3,201 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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