



COLLECTION PLACE, BOUNDARY ROAD,

St John's Wood NW8



# AN EXCEPTIONAL FIVE BEDROOM CONTEMPORARY RESIDENCE

Set within a gated development, this impressive home offers expansive living space, a stunning roof terrace, a private internal courtyard, and secure double underground parking.



Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Share of freehold, plus leasehold with approximately 979 years remaining

Ground rent: A peppercorn

Service charge: £18,028 per annum (paid quarterly), reviewed annually. The next review date is 2027.

Guide Price: £3,275,000



## ACCOMMODATION

Spanning approximately 3,560 sq ft, it combines striking modern architecture with practical family living, featuring high ceilings, elegant wood flooring, and an abundance of natural light from floor-to-ceiling glass windows. A statement staircase runs through the home, enhancing its sense of space and style.

Accommodation comprises an impressive reception room, a spacious kitchen and dining area, ideal for entertaining, a principal bedroom suite with a large en suite bathroom, three further en suite bedrooms, a study or fifth bedroom and a utility room.











## FEATURES

Additional features include a private roof terrace and an internal courtyard wrapped by the house in a U-shaped layout, creating a secluded, light-filled space. Collection Place benefits from a spacious private lower-ground double garage with ample storage, a gated development with enhanced security and a daytime concierge service, included in the service charge.

Collection Place—once the former home of the Saatchi Gallery—is a prestigious gated development of just fifteen houses. Residents benefit from a peaceful, secluded setting just off Abbey Road.





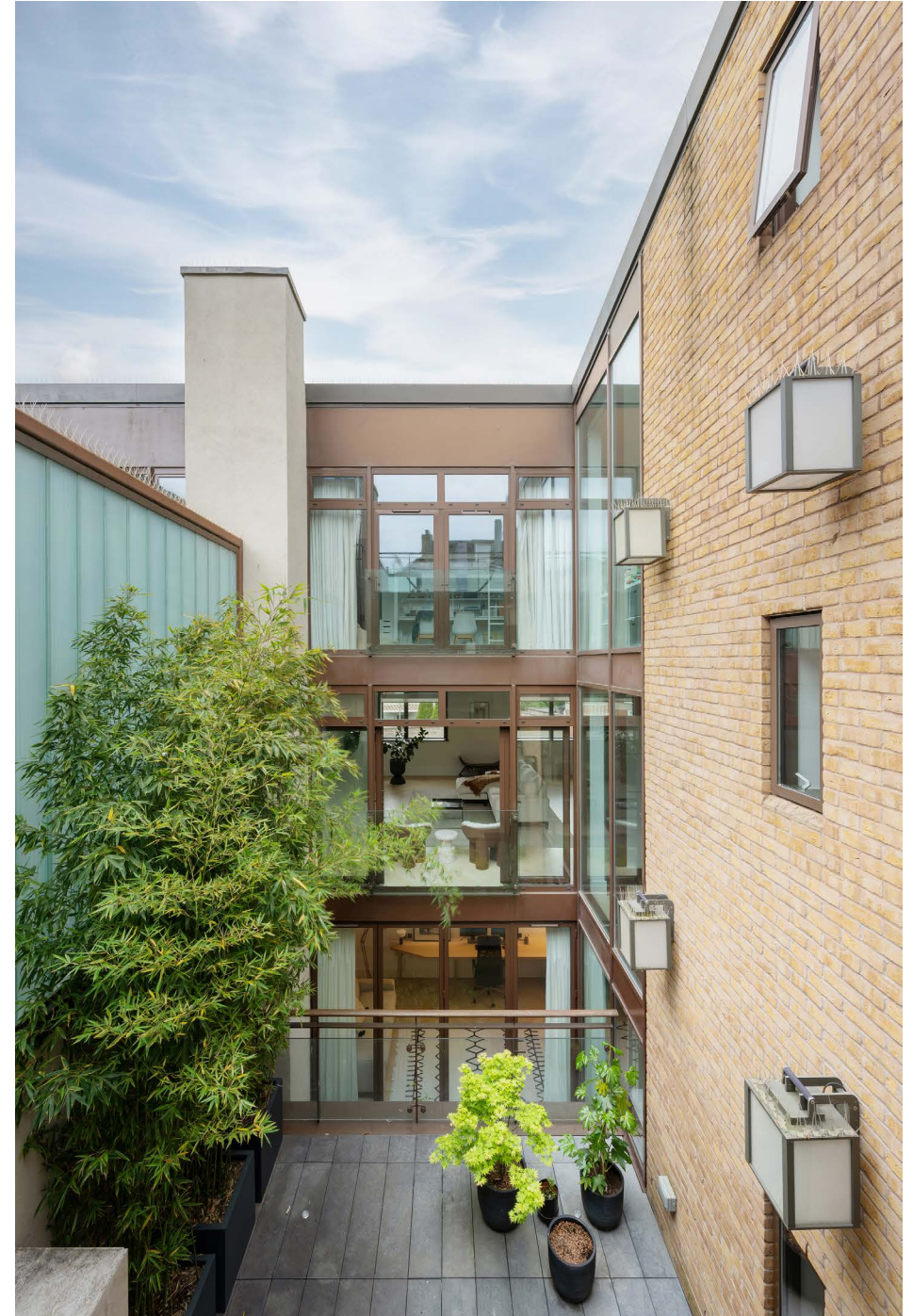


## LOCATION


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.

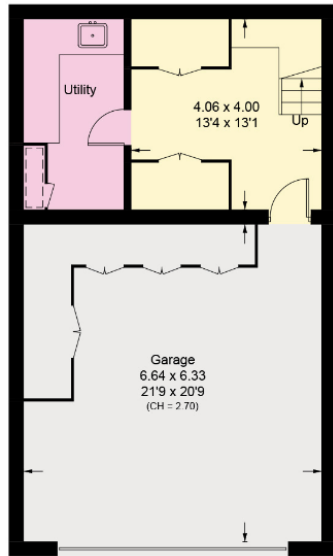
The American School on Loudoun Road is very popular with many executives relocating to London with their families. It is close to the open spaces of Regent's Park and Primrose Hill.

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

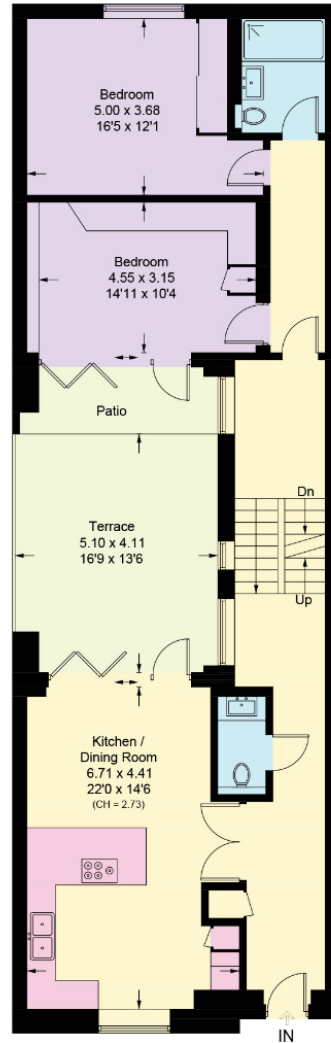




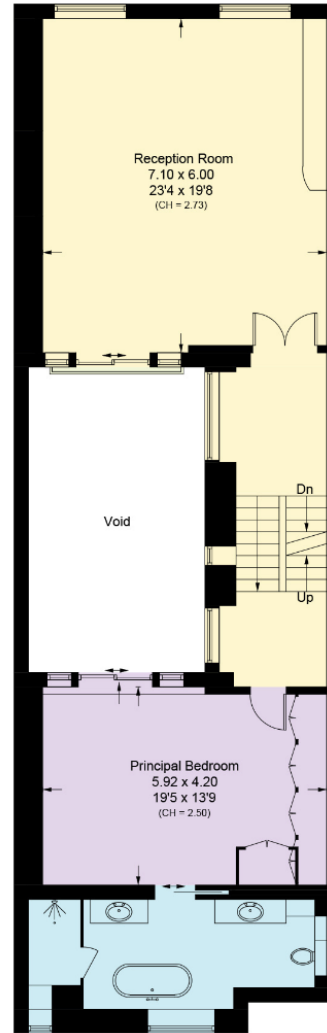
 = Reduce head height below 1.5m



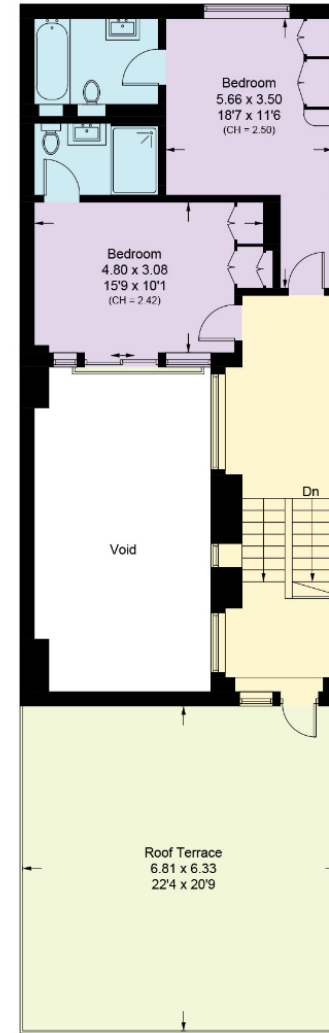
**Lower Ground Floor**  
 Approximate Area = 68.4 sq m / 736 sq ft  
 Including Limited Use Area (0.6 sq m / 6 sq ft) and Garage



**Ground Floor**  
 Approximate Area = 100.6 sq m / 1083 sq ft  
 Including Limited Use Area (1.1 sq m / 12 sq ft)



**First Floor**  
 Approximate Area = 101.8 sq m / 1096 sq ft  
 Including Limited Use Area (0.5 sq m / 5 sq ft)



**Second Floor**  
 Approximate Area = 59.9 sq m / 645 sq ft



(Including Limited Use Area 2.2 sq m / 23 sq ft and Garage)  
 Approximate Gross Internal Area = 330.7 sq m / 3,560 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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