



## COLLECTION PLACE

ST JOHN'S WOOD NW8

savills





A STUNNING  
CONTEMPORARY HOME  
OF CIRCA 3,348 SQ FT/  
311 SQ M OFFERED IN  
GOOD DECORATIVE  
CONDITION AND  
BENEFITING FROM  
A LARGE INTEGRAL  
GARAGE AND 24 HOUR  
CONCIERGE SECURITY.



Collection Place is a recently constructed gated development of houses located off Abbey Road within easy walking distance to the American School of London in Loudoun Road, as well a host of cafés, restaurant and shops. The property benefits from 24hr security concierge service as well as comfort cooling, Crestron Automation and underfloor heating.



#### **ACCOMMODATION**

3-4 bedrooms | 2 bathrooms | 1 shower room | Reception room  
Kitchen/breakfast room | Family room/bedroom 4 | Utility room  
Large integral garage | Roof terrace and front courtyard

#### **TERMS**

Tenure Leasehold - 999 years from 2007

Service Charge Approximately £17,000 per annum, includes  
24hrs concierge/security service, building insurance and  
numerous other services that are provided.

Full list available upon request.

Price on Application



# GROSS INTERNAL AREA (APPROX.)

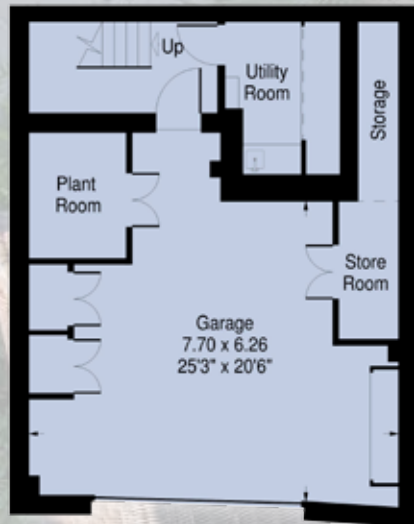
311.1 SQ M - 3,348 SQ FT

INCLUDING REDUCED HEIGHT STORAGE; NOT INCLUDING VOID  
REDUCED HEIGHT STORAGE

7.5 SQ M - 80 SQ FT



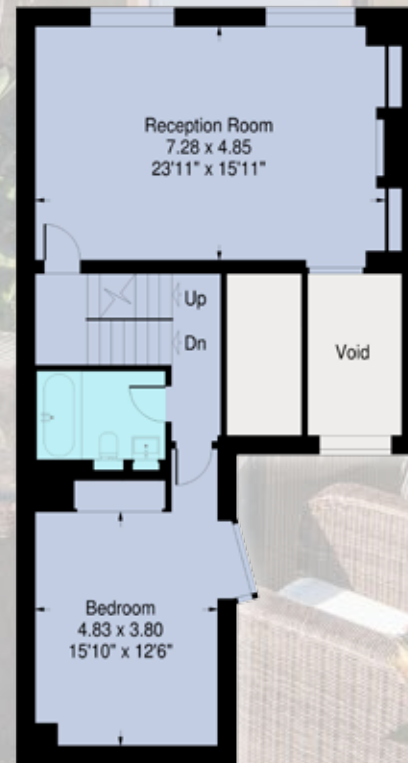
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Viewing: Strictly by appointment with Savills.

## Important notice

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