

CHARMILL

RESIDENTIAL



St. Johns Wood Park, London, NW8

£1,500



St. Johns Wood Park



Description

A superb three double bedroom apartment available furnished within this gated purpose built block in St John's Wood. The apartment is set on the sixth floor and comprises a principal bedroom with en-suite bathroom, two further double bedrooms, family shower room, fully fitted integrated kitchen and a large reception/dining room. The apartment further benefits from air conditioning and a 24 hour porter. St John's Wood is one of the most sought after residential areas in London, situated next to Regent's Park offering a peaceful village atmosphere but yet only minutes from London's West End. The apartment is conveniently located for the shopping and transport facilities of St John's Wood and Swiss Cottage (Jubilee line).

- Three bedrooms
- Not suitable for 3 sharers
- 6th floor
- Heating & Hotwater included
- Three bathrooms
- 24 hour porter
- Lift

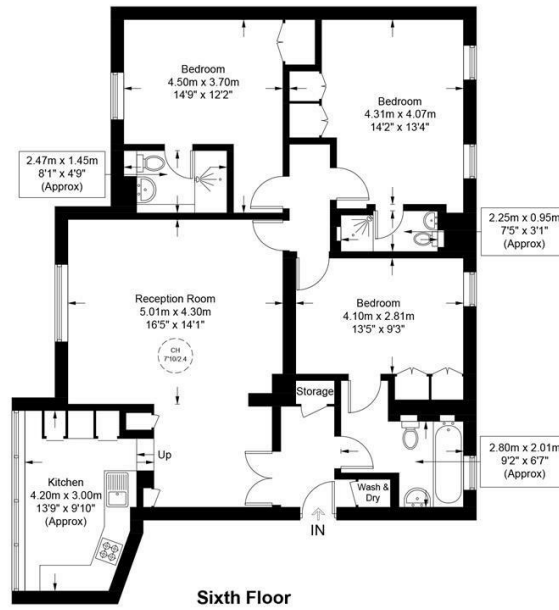




Floor Plan

Boydell Court, NW8

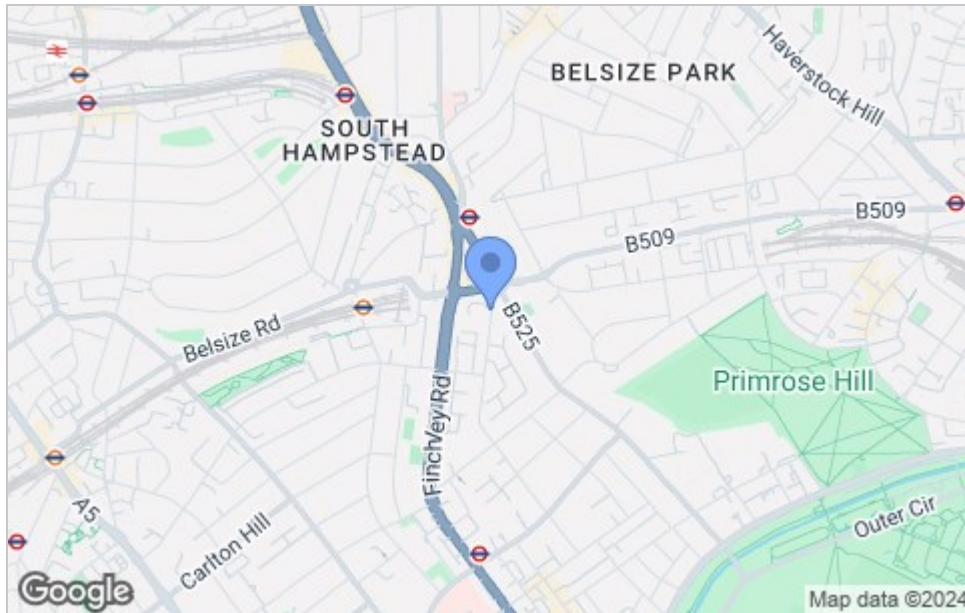
Approximate Gross Internal Area = 1132 sq ft / 105.2 sq m



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.



Area Map



Viewing

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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