



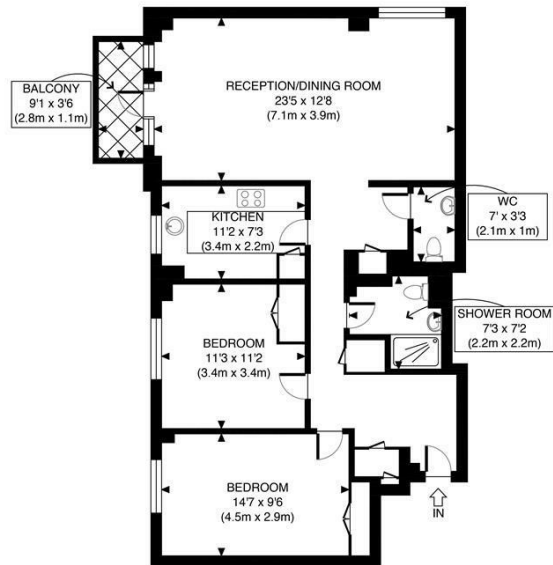
## BOUNDARY ROAD

LONDON, NW8

£850,000  
LEASEHOLD

A well presented two bedroom apartment comprising a spacious reception, separate fully fitted kitchen and modern bathroom. The property also benefits from two passenger lifts, very well maintained block and an on-site porter. Blair Court is ideally located between St John's Wood and Swiss Cottage underground stations and within easy walking distance of the local shops and restaurants of St John's Wood High Street.

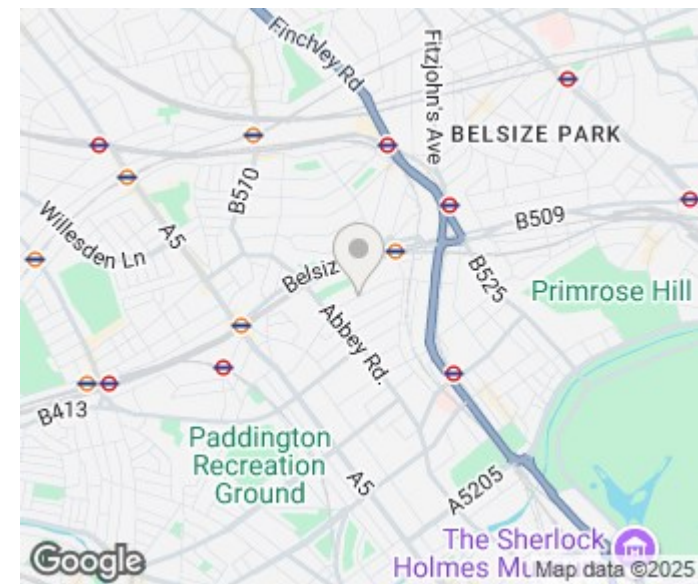
**PMP** | INTERNATIONAL



EIGHTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 915 SQ FT



|                                                                                                                                                                                                                                                                                       |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 915 SQ FT / 85 SQM                                                                                                                                                                                                                                  | Blair Court   |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | DATE 26/09/23 |
|                                                                                                                                                                                                                                                                                       | photoplan     |



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 82        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London  
PMP International  
94 Belsize Lane  
Belsize Park  
London  
NW3 5BE

020 7701 2878  
info@pmpi.co.uk  
www.pmpi.co.uk

**PMP** | INTERNATIONAL