



Viewings by appointment
0207 483 2611

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St. John's Wood Park, NW8 6NG

£5,633 *fees apply



A bright and spacious three-bedroom apartment, each with its own en-suite bathroom, set within the secure Boydell Court development. Recently refurbished and finished to a modern standard, the flat features wood flooring, air conditioning, and a comfortable open layout. Residents benefit from 24-hour concierge, passenger lifts, and communal heating and hot water included in the rent. The development also offers landscaped communal gardens and off-street parking (subject to availability).

Features:

- All bedrooms with en-suite bathrooms
- 24-hour concierge / porter
- Gated complex with lifts
- Communal gardens
- Off-street parking (available)
- Wood flooring & air conditioning
- Communal heating & hot water
- 0.2 mi to Swiss Cottage Station
- Walk to Regent's Park & St John's Wood High Street

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Council tax: F

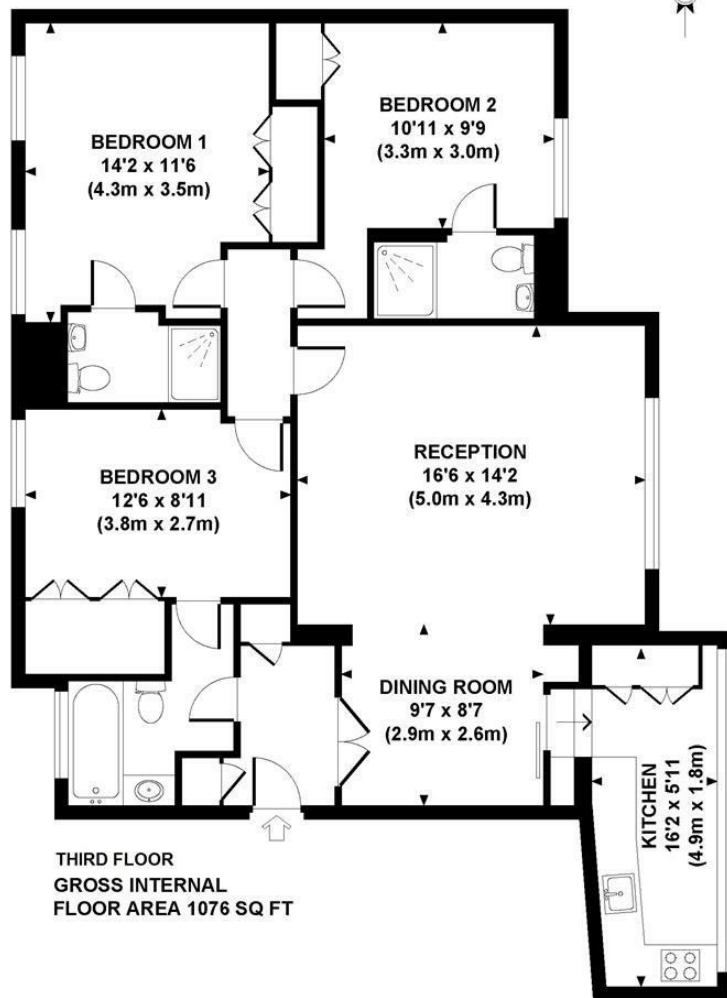
EPC rating: C



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BOYDELL COURT

Approximate Gross Internal Area 1076 sq ft / 100 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET



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

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*All Fees stated are inclusive of VAT
(calculated at 20%)
Referencing Fee: £29.50 per applicant
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
Administration fees: £107 per property

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.