



Viewings by appointment  
0207 483 2611

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# St Johns Wood Park, NW8 6NH

£6,066 \*fees apply



A beautifully presented three-bedroom apartment set on the first floor of a prestigious gated development with 24-hour portage and lift access. The property offers a bright and spacious reception room, a sleek fully fitted kitchen, and three generous double bedrooms, each with its own en-suite bathroom. Finished to an excellent standard, it provides modern comfort, ample storage, and optional parking by separate negotiation.

Area: Located in the heart of St John's Wood, moments from the boutiques, cafés, and restaurants of St John's Wood High Street, and within easy reach of Swiss Cottage.

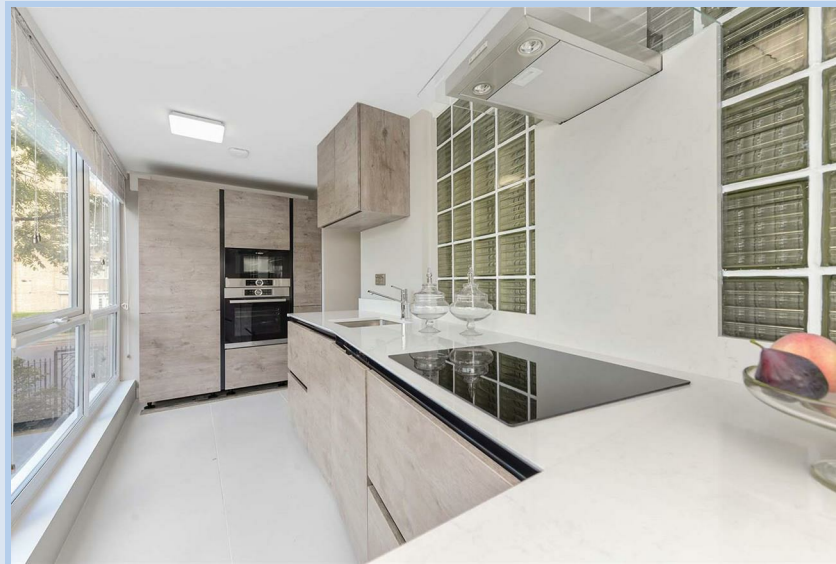
Nearest station: Swiss Cottage Underground (Jubilee Line, Zone 2) — approximately 6 minutes' walk

Key features:

- Three double bedrooms, each with en-suite bathroom
- Bright and spacious reception room
- Modern fitted kitchen
- 24-hour porter and lift access
- Gated development with optional parking
- Offered furnished or unfurnished

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: F  
EPC Rating: C

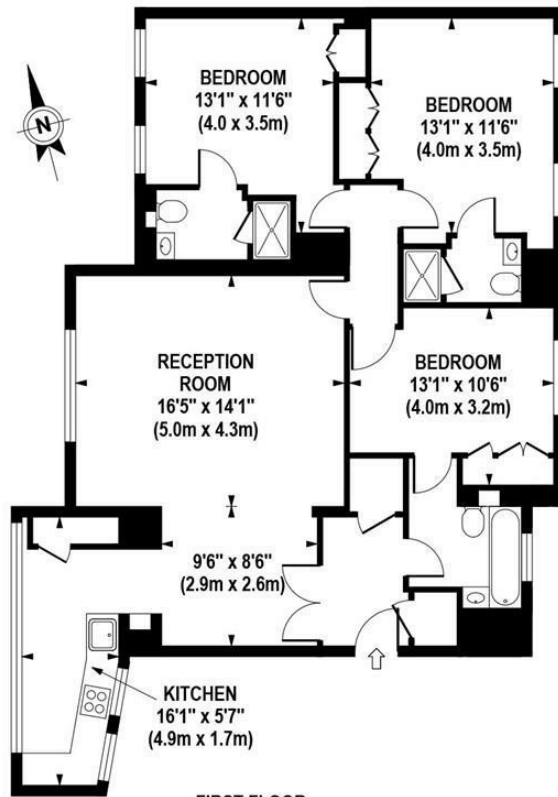


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## BOYDELL COURT

Approximate Gross Internal Area 1098 sq ft / 102.0 sq m



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1098 SQ FT

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 <sub>2</sub> ) 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 |         |           |                                                |         |           |
|                                             | 76      | 76        |                                                |         |           |
| 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.

