



Viewings by appointment
0207 483 2611

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St. Johns Wood Park, NW8 6NH

£5,633 *fees apply



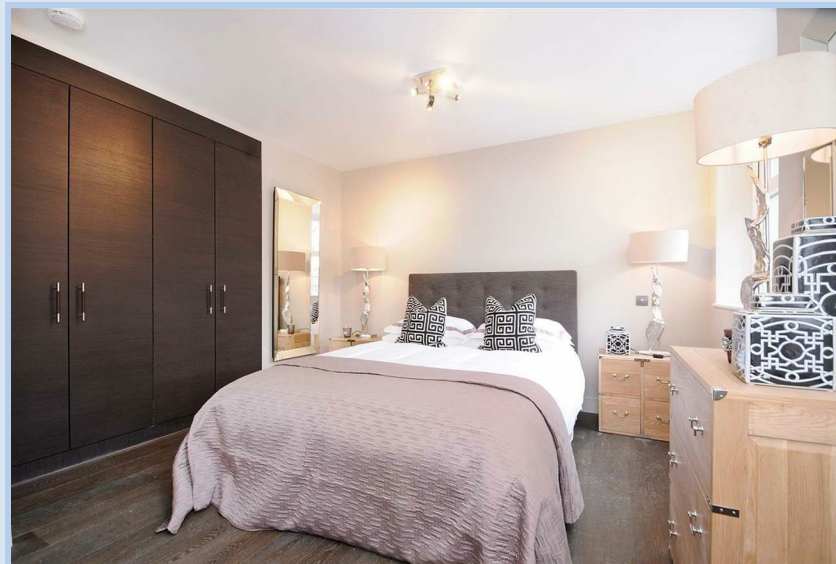
A bright and immaculately presented three-bedroom apartment situated on the second floor of this prestigious gated development with 24-hour portage and lift access. The property features a spacious reception room, a sleek separate kitchen with modern fittings, and three double bedrooms, each with its own en-suite bathroom. Finished to a high specification with elegant interiors and large windows providing excellent natural light, this home offers both style and comfort. Ideally positioned close to St John's Wood High Street, Regent's Park, and Swiss Cottage Underground (Jubilee Line, Zone 2). Offered furnished or unfurnished.

Key features:

- Three double bedrooms, all with en-suite bathrooms
- Bright and spacious reception room
- Modern separate kitchen
- 24-hour porter and lift access
- Prestigious gated development

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.

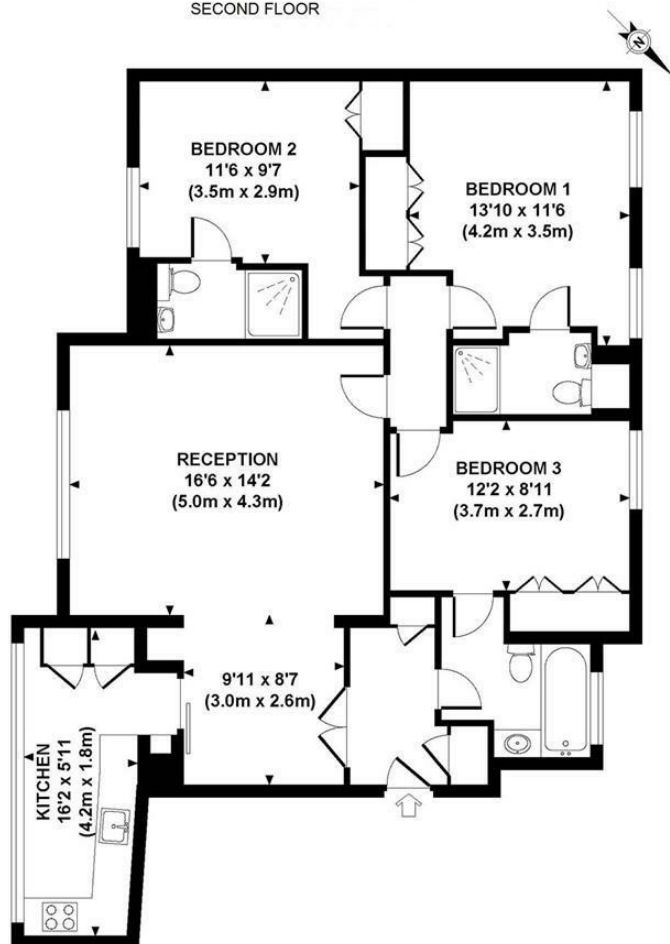
Tax Band: F
EPC Rating: C



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FLAT 9 BOYDELL COURT

SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA 1062 SQ FT / 99 SQ M

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan is 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.

