



Viewings by appointment
0207 483 2611

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St. Johns Wood Park, NW8 6NJ

£6,066 *fees apply



Stylish three-bedroom, three-bathroom apartment set within the prestigious Boydell Court development in St John's Wood. Finished to a high standard, it features a bright open-plan reception with dining area, a sleek modern kitchen, and two en-suite bedrooms plus a family bathroom. The property includes air conditioning, wood flooring, 24-hour concierge, lift access and optional off-street parking.

Excellent location close to St John's Wood High Street, Swiss Cottage and Finchley Road, with St John's Wood Underground (Jubilee Line) around 8 minutes' walk.

Key Features

- Three bedrooms, three bathrooms (two en-suite)
- Open-plan reception and dining area
- Modern fitted kitchen
- Air conditioning and wood flooring
- 24-hour concierge and lift
- Off-street parking available
- Close to transport and amenities

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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APPROXIMATE GROSS INTERNAL FLOOR AREA 1111SQ FT / 103 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	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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	

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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.

