

## 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

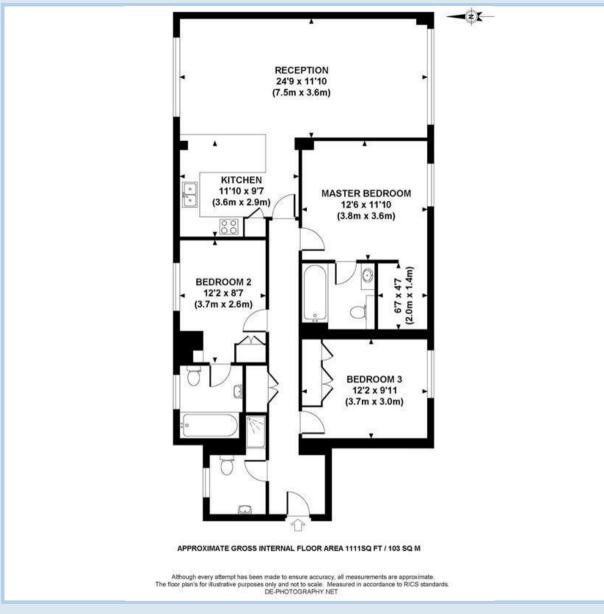
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197.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

Tax Band: F EPC Rating: C





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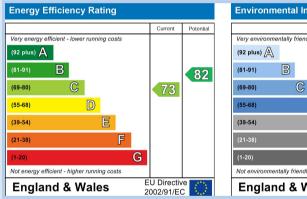
\*All Fees stated are inclusive of VAT (calculated at 20%)

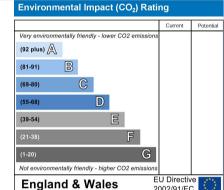
Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property







Viewings by appointment

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## Important Notice

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