



Viewings by appointment
0207 483 2611

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St. Johns Wood Park, NW8 6NJ

£11,301 *fees apply



A spacious and interior-designed four double bedroom, four bathroom townhouse, extending to approximately 1,770 sq ft, set within the secure and well-maintained Boydell Court private estate in St John's Wood Park, NW8.

Arranged over multiple levels, the property offers generous and well-balanced accommodation, ideal for families or professional occupants seeking space, privacy and quality. The house features expansive living areas, a contemporary kitchen and four well-proportioned double bedrooms, each served by its own bathroom, creating a highly practical and flexible layout.

Positioned within a quiet residential setting, the property benefits from excellent access to local amenities and open green spaces. St John's Wood Underground Station (Jubilee Line) and Swiss Cottage Underground Station are both within easy reach, providing convenient connections to the West End, the City and Canary Wharf.

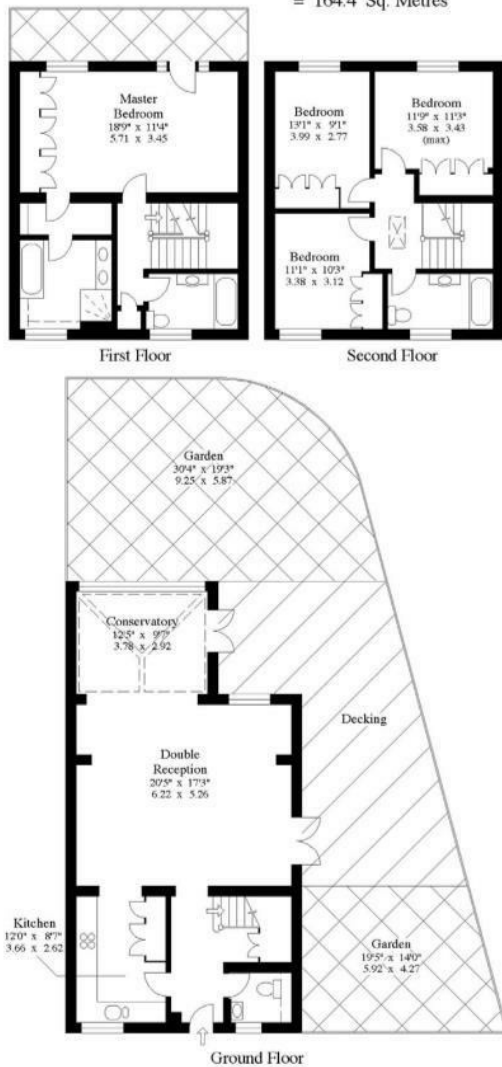
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number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

EPC rating: C
Council tax: G



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Boydell Court
St Johns Wood Park
NW8.
Approx Gross Floor Area = 1770 Sq. Feet
= 164.4 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd. Tel: 0113 258 7607

- 1770SQ FT
- Four bathrooms
- 24-hour concierge
- Bespoke luxurious interior
- Fully Air-Conditioned
- Four double bedrooms
- Garden
- Superfast electric car charging
- Onsite parking
- Designer kitchen



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.

