



23

Boundary Road | St John's Wood | London | NW8 6NT

£1,150,000

 greenstone
fisher

23

Boundary Road | St John's Wood

London | NW8 6NT

£1,150,000

Set in a prestigious portered block in the heart of St John's Wood, with underground parking, we are delighted to offer a spacious apartment of circa 1119 sq ft, with a private balcony.

The property offers well-proportioned and practical accommodation, featuring an L-shaped reception room with ample dining space and direct access to a private west-facing balcony with open views across the surrounding area. The separate, fully fitted kitchen is well designed and provides good storage and workspace.

There are three comfortable bedrooms, including a principal bedroom with built-in wardrobes and two bathrooms (one shower room).

Blair Court is a well-maintained block benefiting from portorage, secure underground parking, and passenger lift access. Ideally positioned between St John's Wood and Swiss Cottage, the property is within easy reach of the excellent shops, cafés, and restaurants on St John's Wood High Street, together with convenient transport links to the West End and the City.

Share of Freehold

EPC - C

Service Charge - Circa £5,563.90 pa

Council Tax Band G - £3,510.60 pa

*CGI photographs for reception room

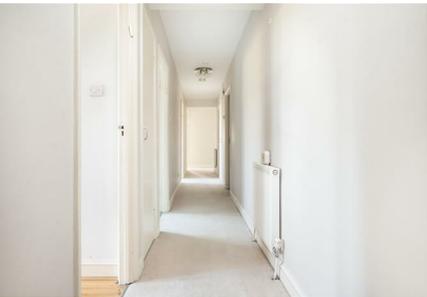


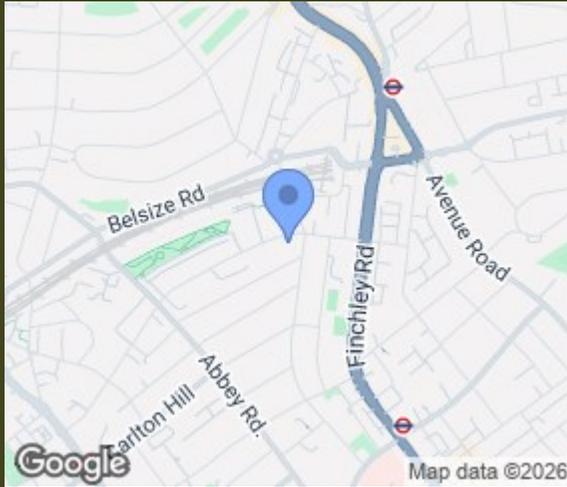
- Bright 4th floor apartment
- Porter
- Passenger lift
- Allocated parking
- Three bedrooms
- Two bathrooms
- 1119 sq ft (103.9 sq m)
- Chain Free
- Share of Freehold

An exceptional three-bedroom apartment of circa 1119 sq ft, with private balcony and underground parking, set within a prestigious portered block in the heart of St John's Wood.

The property offers well-proportioned and practical accommodation, featuring an L-shaped reception room with ample dining space and direct access to a private west-facing balcony with open views across the surrounding area. The separate, fully fitted kitchen is well designed and provides good storage and workspace.

There are three comfortable bedrooms, including a principal bedroom with built-in wardrobes and two bathrooms (one shower room).





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Leasehold - Share of Freehold
 Service Charge: Add text here
 Council Tax Band G
 EPC Rating C



4th Floor

Blair Court, Boundary Road London, NW8

Total Gross Area: 1119 ft² ... 103.9 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

83 Boundary Road
 London
 NW8 0RG
 0207 625 7000

enquiries@greenstonefisher.com
 www.greenstonefisher