



Viewings by appointment
0207 483 2611

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St. Johns Wood Park, NW8 6NG

£6,066 *fees apply



A newly refurbished three-bedroom, three-bathroom apartment extending to approximately 1,150 sq ft, positioned on the fourth floor of the sought-after Boydell Court in St John's Wood.

The property offers a bright 25ft reception and dining room, separate modern kitchen, principal bedroom with en-suite, second en-suite bedroom, third bedroom and a contemporary family bathroom. Finished to a high standard throughout with excellent natural light and generous proportions.

Key Features:

- Approx. 1,150 sq ft / 106.8 sq m
- Fourth floor
- Three bedrooms
- Three bathrooms (two en-suite)
- 25ft reception room
- Separate fitted kitchen
- Wood flooring
- Built-in wardrobes

Ideally located close to St John's Wood High Street, Swiss Cottage and the open spaces of Regent's Park, with Jubilee Line transport links providing easy access to the West End and the City.

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.

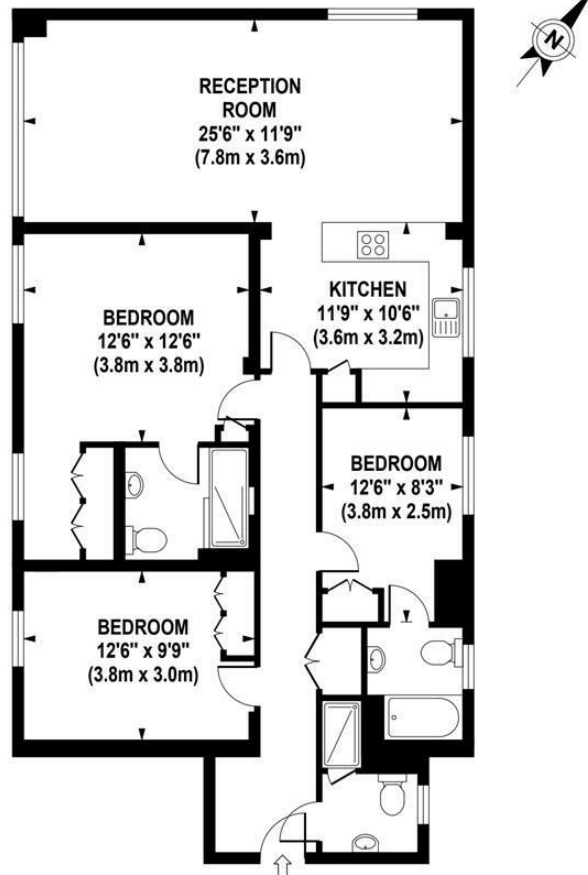
EPC rating: D

Tax band: F



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Approximate Gross Internal Area 1150 sq ft / 106.8 sq m




**FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1150 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		65	81
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales EU Directive 2002/91/EC 			

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Administration fees: £107 per property

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.

