



# Blair Court

Boundary Road, NW8

Asking Price £675,000

Situated on the 2<sup>nd</sup> floor of a well-maintained building, is this generously proportioned one-bedroom apartment extending to approximately 657 sq. ft. and offering an excellent opportunity in one of London's most desirable locations.

The property is notably bright throughout and features a spacious reception room with direct access to a private balcony, creating an ideal setting for both relaxing and entertaining. The apartment benefits from a well-sized bedroom, a separate kitchen, and a bathroom, all presented with excellent space and functionality.

Blair Court is a sought-after purpose-built development offering the convenience of a porter service and two passenger lifts. The property further benefits from an allocated parking space, a rare and valuable feature in such a prime location.

Perfectly positioned, the apartment is just moments from St John's Wood Underground station (Jubilee Line), providing excellent transport links across London. The area also offers a wealth of local amenities, boutique shops, cafés, and is within easy reach of Regent's Park.

**CHESTERTONS**



# Blair Court

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- One Bedroom Apartment
- 119 Year Leasehold
- 657 sq. ft.
- Parking
- Balcony
- Porter
- x2 Lifts



**Tenure:** Leasehold  
**Service Charge:** £3,854pa  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** F

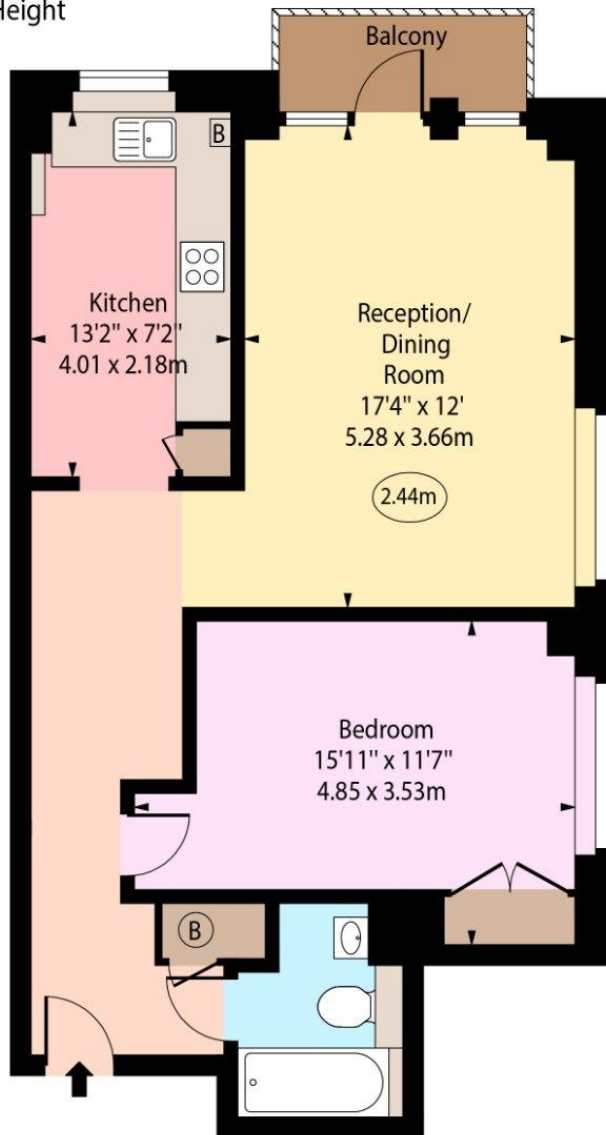
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons St John's Wood Sales*

105 St. John's Wood Terrace  
London  
NW8 6PL  
stjohnswood@chestertons.co.uk  
020 3040 8611  
chestertons.co.uk

Blair Court,  
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○ - Ceiling Height



Second Floor

Approx Gross Internal Area 657 Sq Ft - 61.03 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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