



Blair Court

Boundary Road, NW8

Asking Price £575,000

Sole Agent. Situated on the 1st 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.

Blair Court is a sought-after purpose-built development offering the convenience of a porter 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

Boundary Road, NW8

- One Bedroom Apartment
- 657 sq. ft.
- 119 Year Leasehold
- Parking Space
- Balcony
- Porter
- Close to Tube



Tenure: Leasehold

Service Charge: £4,056pa (Includes £424pa into the sinking fund).

Ground Rent: £0

Local Authority: Camden

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 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

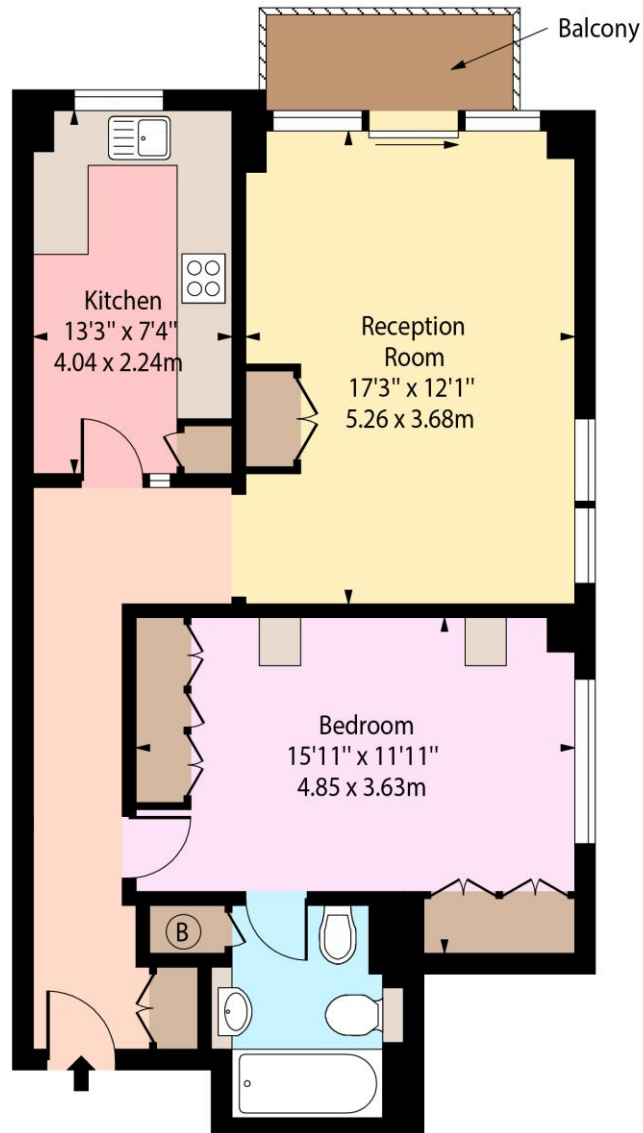
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Boundary Road, NW8



First 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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Produced for Chestertons

Ref. No. 032938E

