

## Blair Court, Boundary Road, St Johns Wood

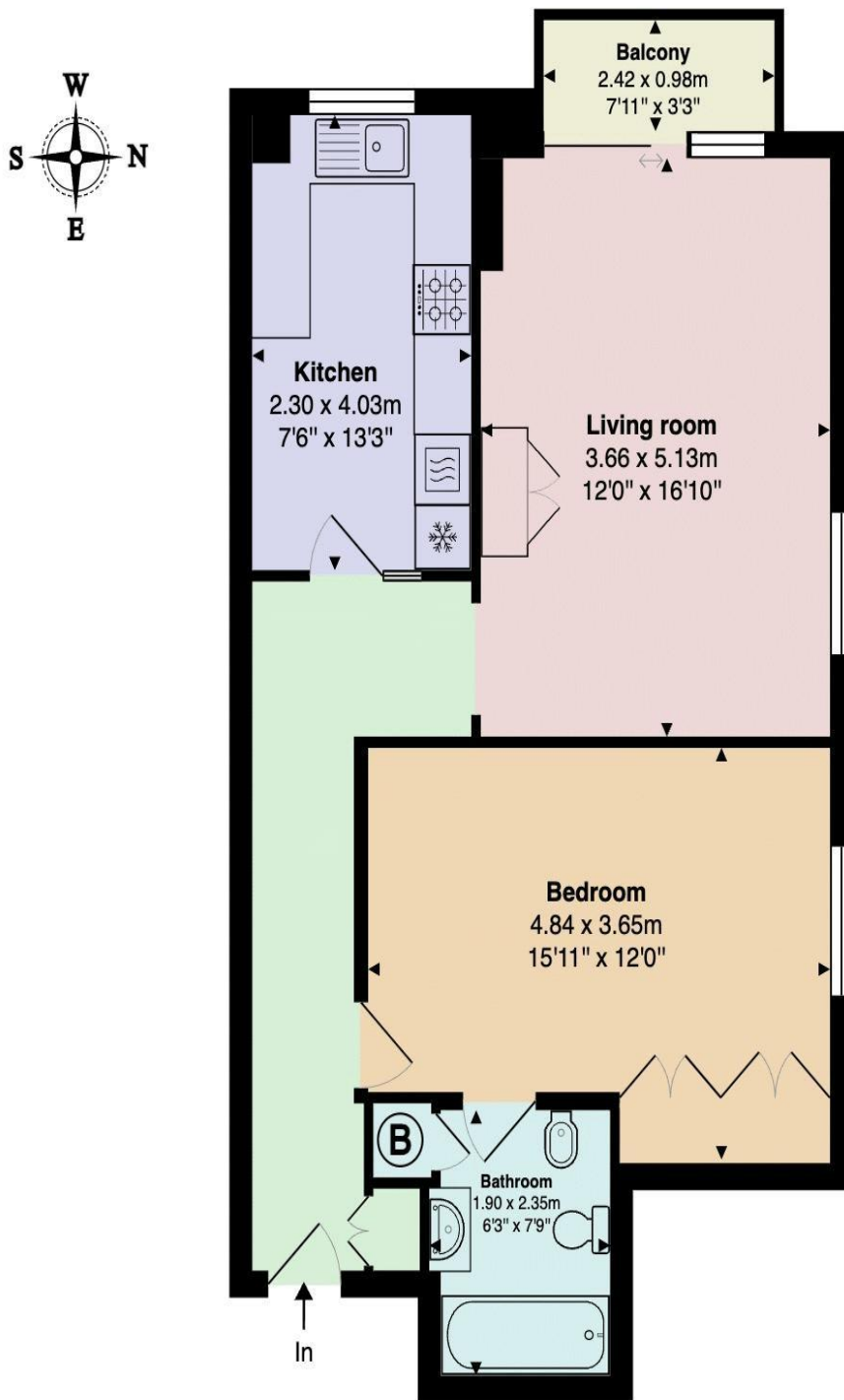


- 1st floor, 1 double bedroom flat on Boundary road near the corner of Finchley Road and St Johns Wood Park
- Close to the shops & cafes of St John's Wood and Finchley Road, and the open spaces of Primrose Hill & Regent's Park
- EPC: C. Council Tax: F. Lease 175 years (less 22 days) from 27 March 1971
- Ideal for Swiss Cottage and St John's Wood underground and South Hampstead overground stations
- Separate kitchen. Living room with double glazed doors leading to balcony. The building has a lift and 24 hr porter service. Flat has underground parking space for one car



**Asking Price £610,000 Subject to Contract**

## Blair Court, NW8



Total Area: 60.1 m<sup>2</sup> ... 646 ft<sup>2</sup> (excluding balcony)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IMPS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

# Energy performance certificate (EPC)

|                                                             |                        |                                              |
|-------------------------------------------------------------|------------------------|----------------------------------------------|
| Flat 8<br>Blair Court<br>Boundary Road<br>LONDON<br>NW8 6NT | Energy rating<br><br>C | Valid until: 28 January 2036                 |
|                                                             |                        | Certificate number: 2040-1609-1060-9507-8025 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 59 square metres |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)