



Blair Court Boundary Road

St John's Wood | London | NW8 6NT

Offers In Excess Of £1,000,000



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



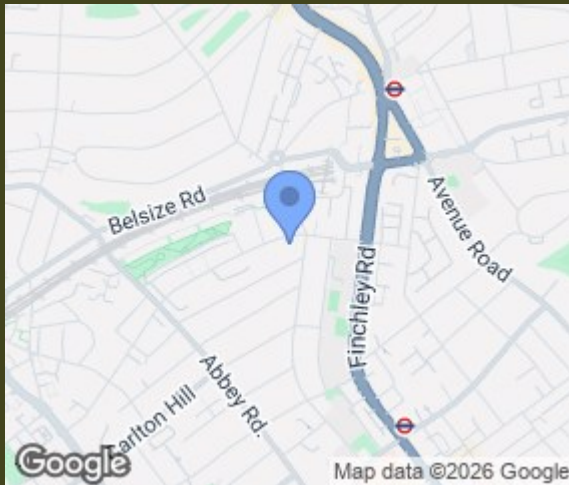
- Bright 4th floor apartment
- Porter
- Passenger lift
- Allocated parking
- Three bedrooms
- Two bathrooms
- 1119 sq ft (103.9 sq m)
- Chain Free
- Share of Freehold

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.

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Energy Efficiency Rating

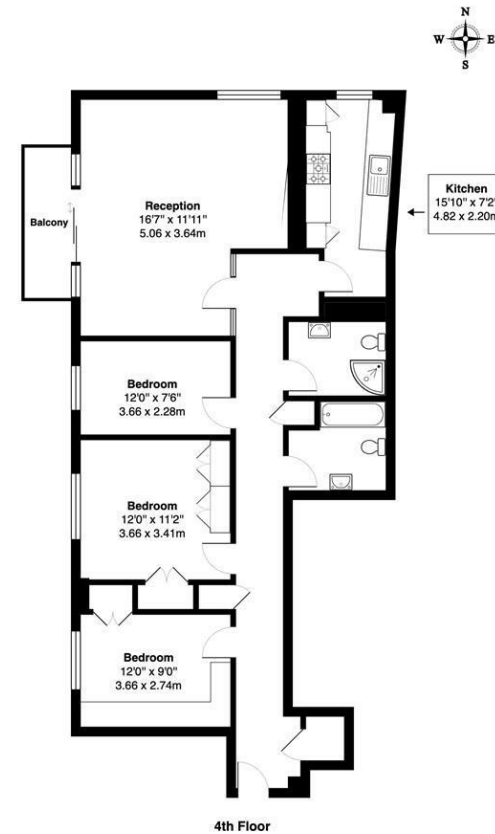
| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs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

Leasehold - Share of Freehold

Council Tax Band G

EPC Rating C

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



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
St John's Wood
London
NW8 0RG
0207 625 7000

enquiries@greenstonefisher.com
www.greenstonefisher.com