



# Dinerman Court

38-42 Boundary Road, NW8

Asking Price £395,000

Sole Agent. A bright one double bedroom flat on the 2<sup>nd</sup> floor of this purpose-built block on Boundary Road.

The apartment consists of an 18ft reception room, separate kitchen and double bedroom and further benefits from first come first served parking, a Share of Freehold, a resident caretaker and very well-kept communal gardens.

Dinerman Court is ideally located for both Swiss Cottage (0.3 miles) St John's Wood (0.4 miles) Underground stations (Jubilee line) as well as South Hampstead Overground station.

**CHESTERTONS**



# Dinerman Court

38-42 Boundary Road, NW8

- One Bedroom Apartment
- Share of Freehold
- 534 sq. ft.
- Good Condition
- Lift
- Communal Garden



**Tenure:** Share of Freehold  
**Service Charge:** £3,245.60pa  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

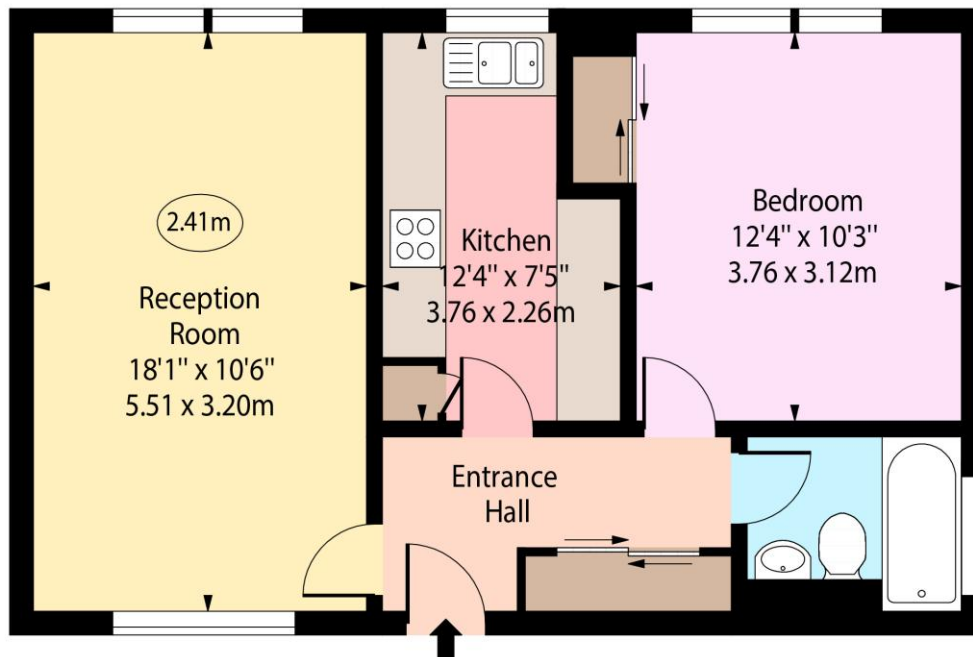
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Dinerman Court,  
Boundary Road,  
St John's Wood, NW8



○ - Ceiling Height



Second Floor

Approx Gross Internal Area      534 Sq Ft - 49.61 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 IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Produced for Chestertons

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