

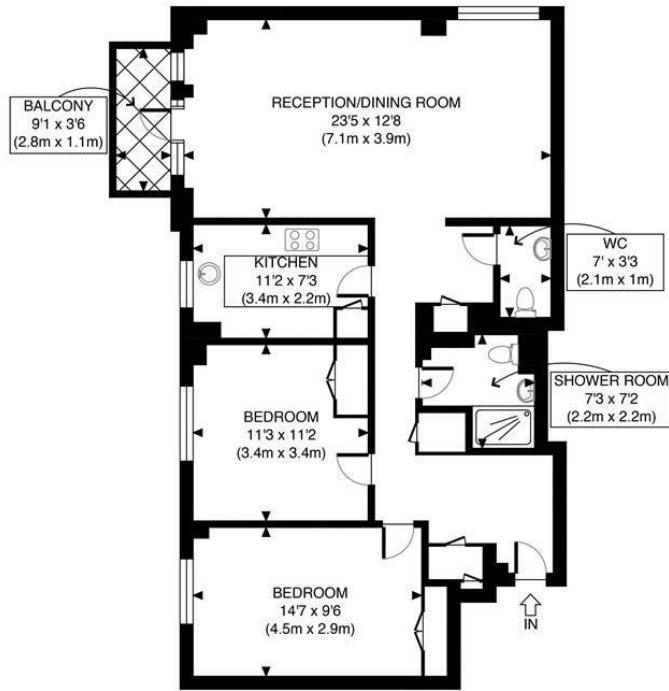


BOUNDARY ROAD LONDON

£850,000
LEASEHOLD

A well presented two bedroom apartment comprising a spacious reception, separate fully fitted kitchen and modern bathroom. The property also benefits from two passenger lifts, very well maintained block and an on-site 24 hour concierge. Blair Court is ideally located between St John's Wood and Swiss Cottage underground stations and within easy walking distance of the local shops and restaurants of St John's Wood High Street. Approximately 981 years remaining on the lease. Service charge of approximately £4,809.09 pa with a reserve fund contribution circa £500 pa.





EIGHTH FLOOR
GROSS INTERNAL
FLOOR AREA 915 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 915 SQ FT / 85 SQM	Blair Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 26/09/23
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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