



BLAIR COURT, BOUNDARY ROAD,

St John's Wood NW8



A THREE BEDROOM, TWO-BATHROOM APARTMENT

Situated on the fourth floor of a well-maintained portered block with parking. Offering excellent proportions, natural light, private outside space and secure, allocated parking.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 981 years remaining

Ground rent: Unknown*

Service charge: £5,500 per annum (includes insurance + sinking fund)*

Offers In Excess of: £1,000,000



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The property comprises a spacious west-facing reception room opening on to a private balcony, a separate kitchen with full utility facilities, and three well-sized bedrooms served by two bathrooms (one with a bath, one with a shower). Practical features include private parking and a porter, ensuring both convenience and security. With its west-facing aspect, private outdoor space, this apartment represents a highly desirable prospect in St John's Wood.

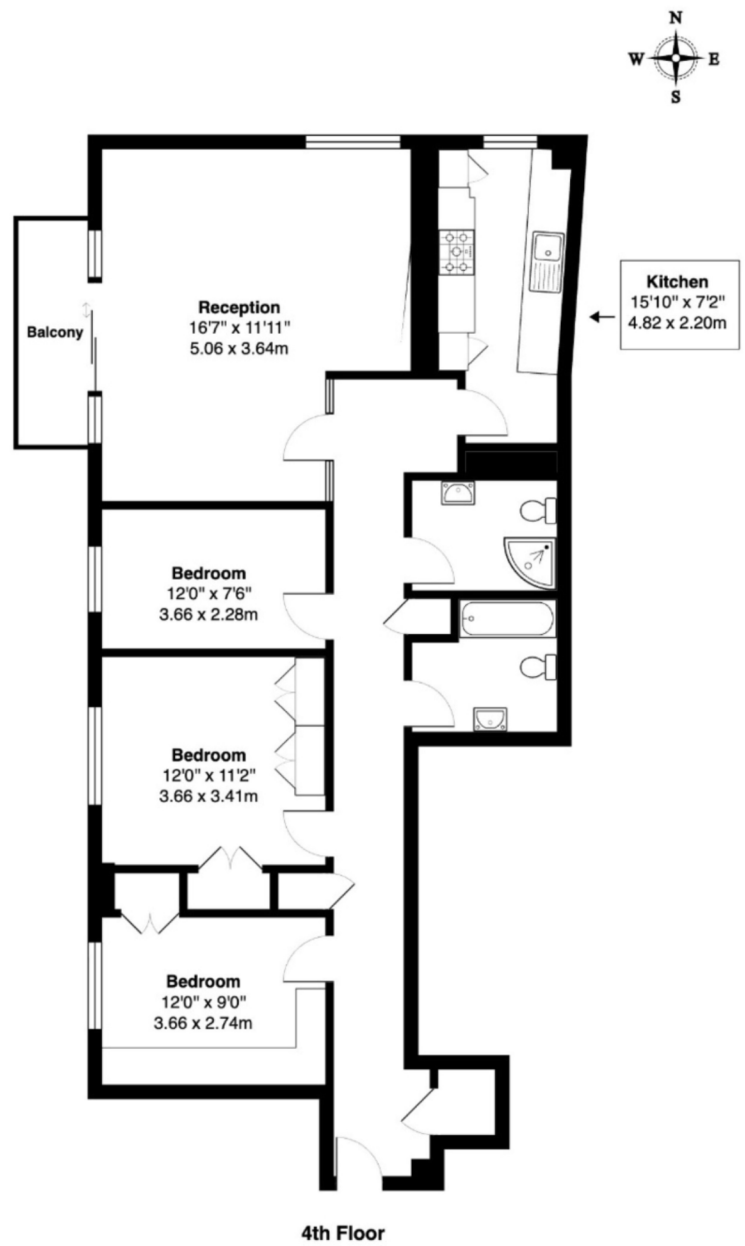
*Please note that we have been unable to confirm the ground rent value and next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

**FIRE SAFETY: We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.









4th Floor

Approximate Gross Internal Area = 103.9 sq m / 1,119 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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