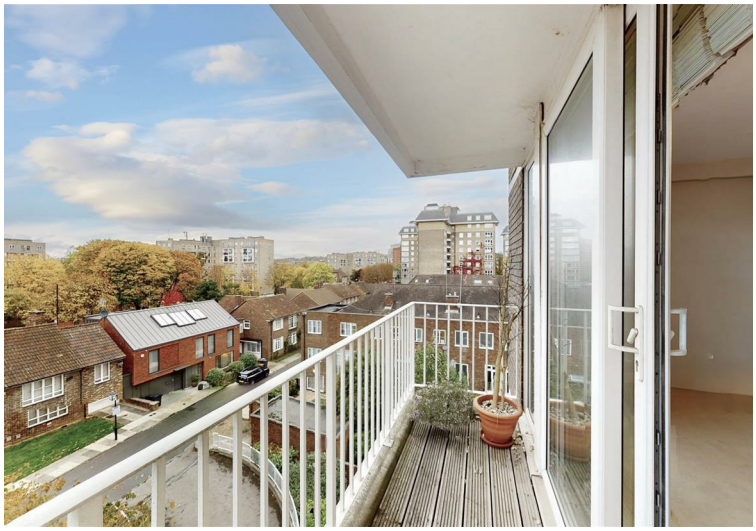
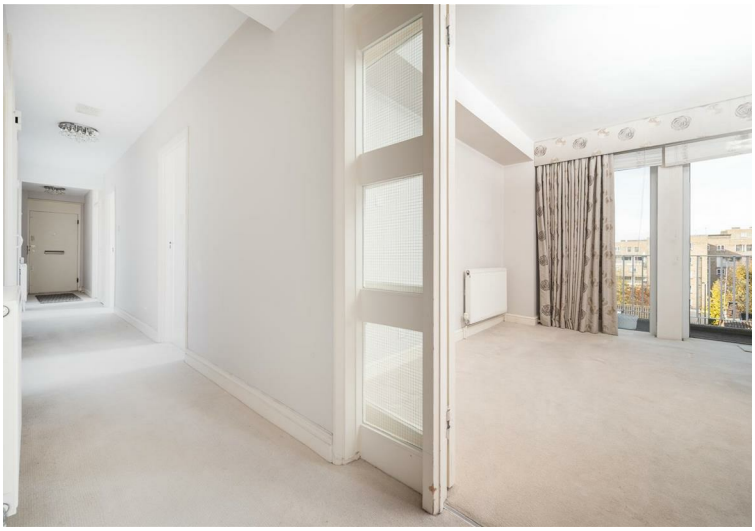






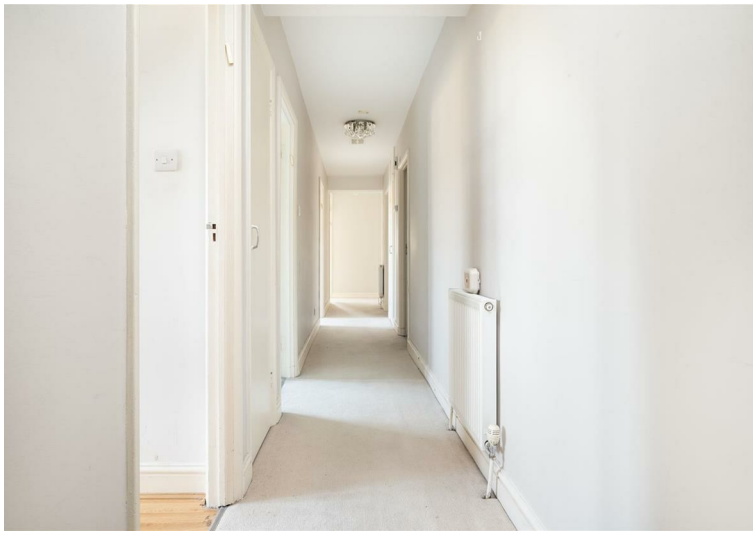
St John's Wood London NW8 £950,000 Subject to contract

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.

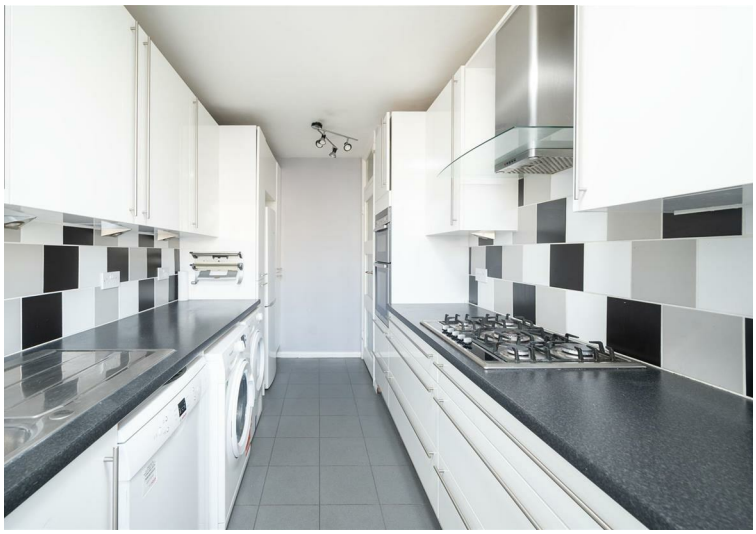
The property offers well-proportioned and practical accommodation, featuring an L-shaped reception room with ample dining space and direct access to a private west-facing balcony with open views across the surrounding area. The separate, fully fitted kitchen is well designed and provides good storage and workspace.

There are three comfortable bedrooms, including a principal bedroom with built-in wardrobes and two bathrooms (one shower room).

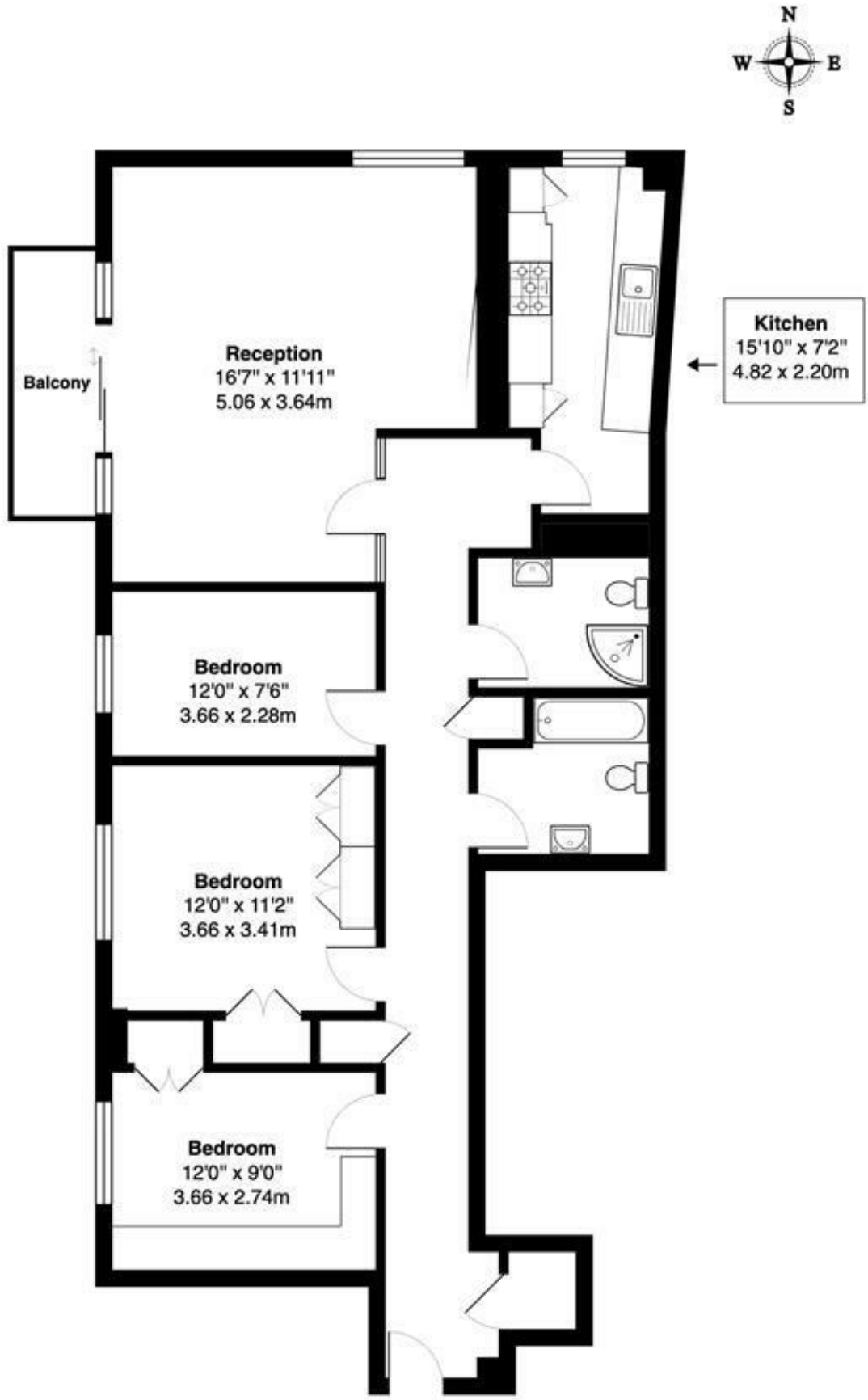












4th Floor

Blair Court, Boundary Road London, NW8

Total Gross Area: 1119 ft² ... 103.9 m²

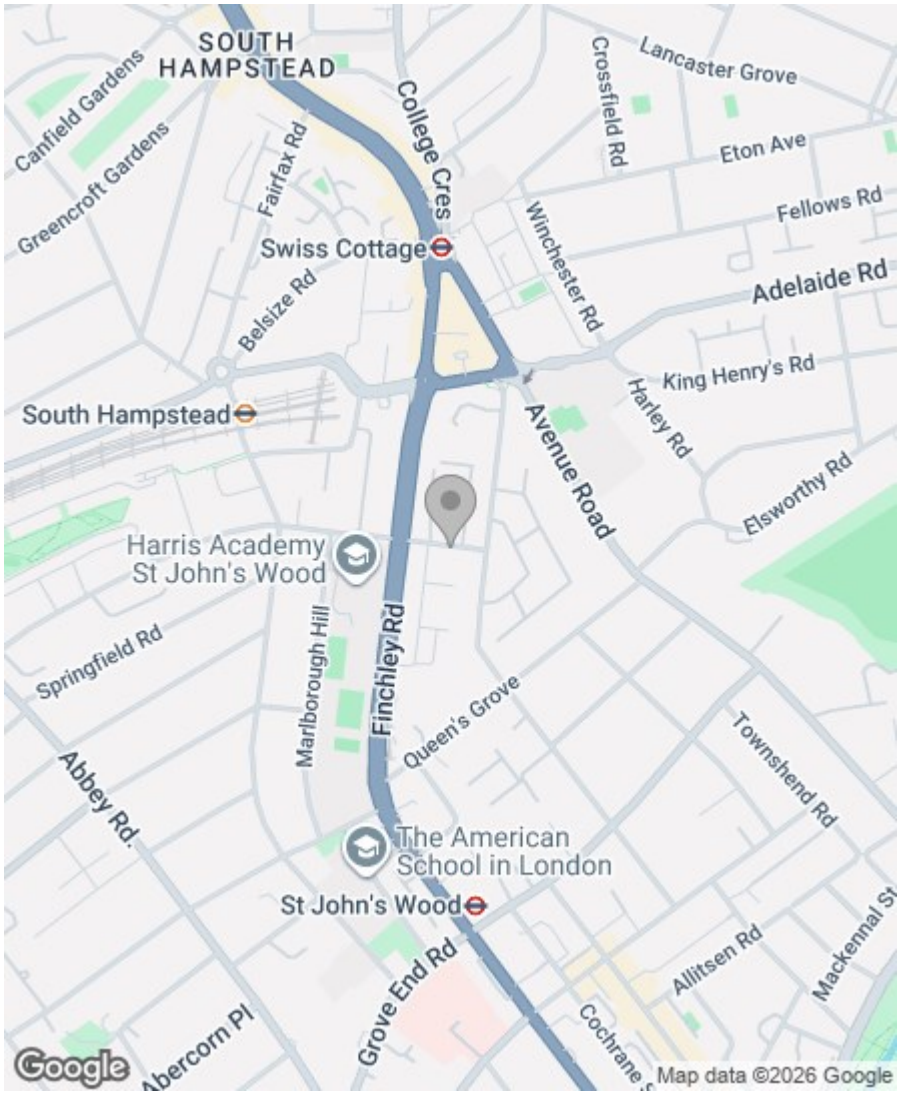
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

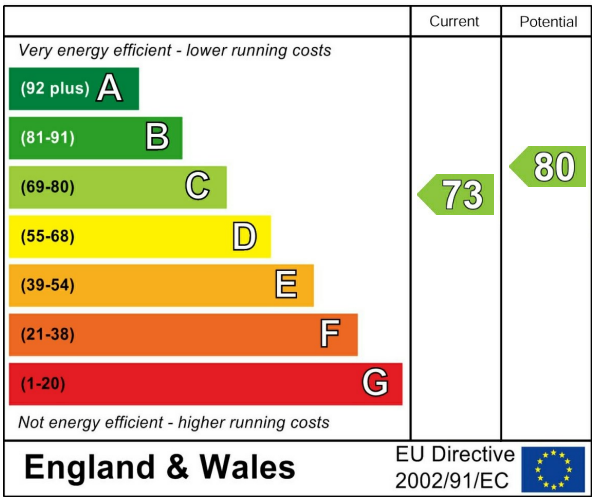
Location	St John's Wood, NW8
Price	Asking Price £950,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Camden
Tax Band	G
Current Ground Rent	-
Service Charge	£5,563.90 pa
Term	999 years from 29 September 2008

Key Features

- 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



Energy Efficiency Rating



Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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The Property Ombudsman

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).