



Viewings by appointment  
0207 483 2611

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# St. Johns Wood Park, NW8 6NJ

£11,301 \*fees apply



Spanning approximately 1,770 sq ft, this exceptional five-bedroom detached house with private garden and striking open-plan living space offers rare proportions in the heart of St John's Wood Park.

Arranged over three floors, the property is beautifully presented throughout and designed for modern family living. The ground floor features an impressive double reception and dining space opening into a stunning glass-roof conservatory, creating a bright and seamless connection to the landscaped rear garden. Large sliding doors provide direct access to a generous patio and lawn, ideal for entertaining. A sleek, fully fitted contemporary kitchen sits to the front, complemented by guest WC and excellent storage.

The upper floors provide five well-proportioned bedrooms, including a substantial principal suite with en-suite bathroom. The remaining bedrooms are served by two further stylish family bathrooms, all finished to a high specification.

Additional benefits include air conditioning, underfloor heating to the ground floor, modern lighting throughout and off-street parking.

Situated within a private development moments from St John's Wood and Swiss Cottage amenities, the property offers excellent access to transport links, green spaces and local schools.

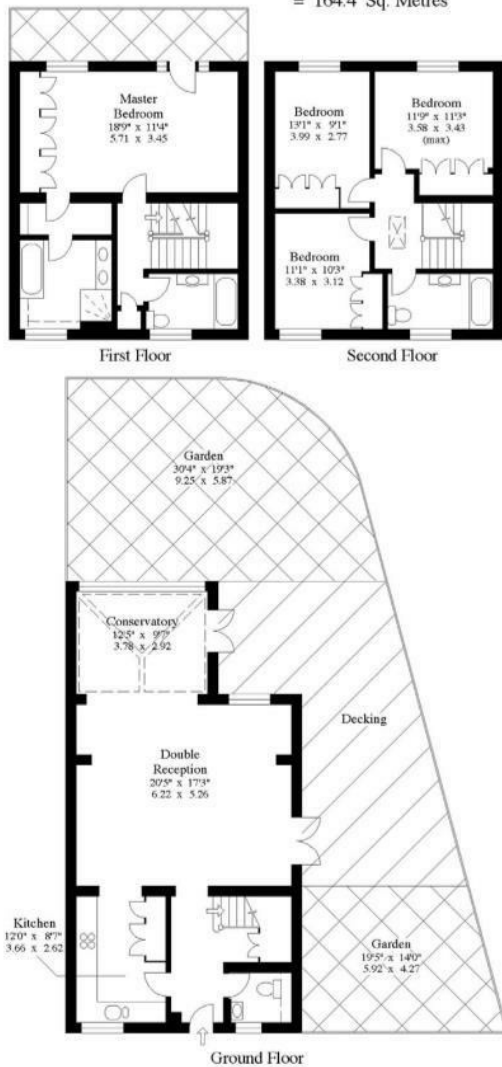
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

EPC rating: -  
Council tax: -



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Boydell Court  
St Johns Wood Park  
NW8.  
Approx Gross Floor Area = 1770 Sq. Feet  
= 164.4 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd. Tel: 0113 258 7607

- 1770SQ FT
- Four bathrooms
- 24-hour concierge
- Bespoke luxurious interior
- Fully Air-Conditioned
- Four double bedrooms
- Garden
- Superfast electric car charging
- Onsite parking
- Designer kitchen



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

