



Viewings by appointment  
0207 483 2611

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# Boundary Road, NW8 oHR

£575,000\*fees apply



A bright and spacious three bedroom apartment with two private balconies set on the first floor of a recently redecorated purpose built block with communal gardens in St John's Wood.

The property comprises reception room with a private balcony, kitchen with direct access to a second balcony, three bedrooms, bathroom, separate wc, and lift.

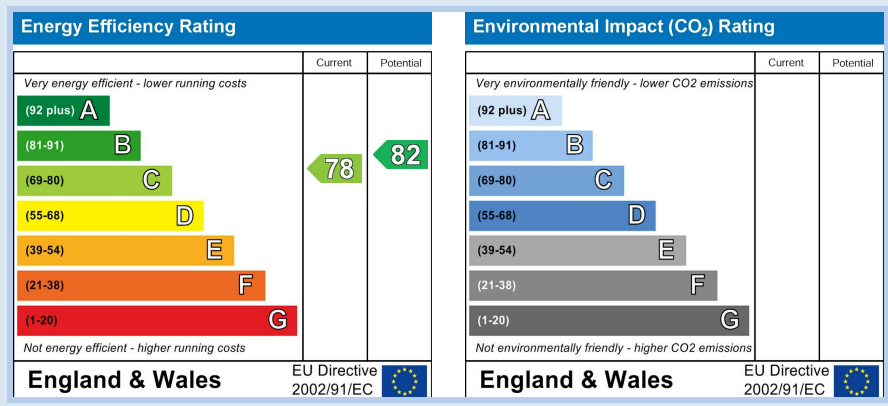
Transport: Swiss Cottage tube station (Jubilee line Zone 2)

100 years remaining  
Service charge £1600 per year.  
Ground rent £50 per year.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.



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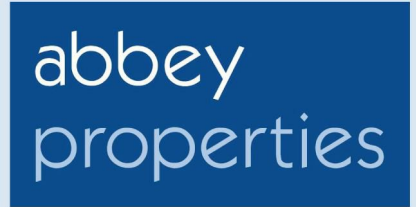


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\*All Fees stated are inclusive of VAT  
(calculated at 20%)  
Referencing Fee: £29.50 per applicant  
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
Administration fees: £107 per property

**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.

