

## St. Johns Wood Park, NW8 6NG

£5,416 \*fees apply



Bespoke interior designed three bedroom, two bathroom (1093sqft/101.5sqm) apartment on the seventh floor (with lift) of a recently refurbished mansion block with 24h porterage in St John's Wood. The apartment is sophisticated in interior design creating a lifestyle that is both contemporary yet relaxing, comprising German designed kitchen with Italian stone worktops and fully integrated high quality Bosch appliances, air-conditioned reception and dining room. Master bedroom with fitted wardrobes and an en-suite bathroom.

Boydell Court is located moments from the entertainment and shopping facilities of St John's Wood and the green open spaces of Primrose Hill.

Nearest tube station is Swiss Cottage (Jubilee line) providing reliable links to the City and West End.

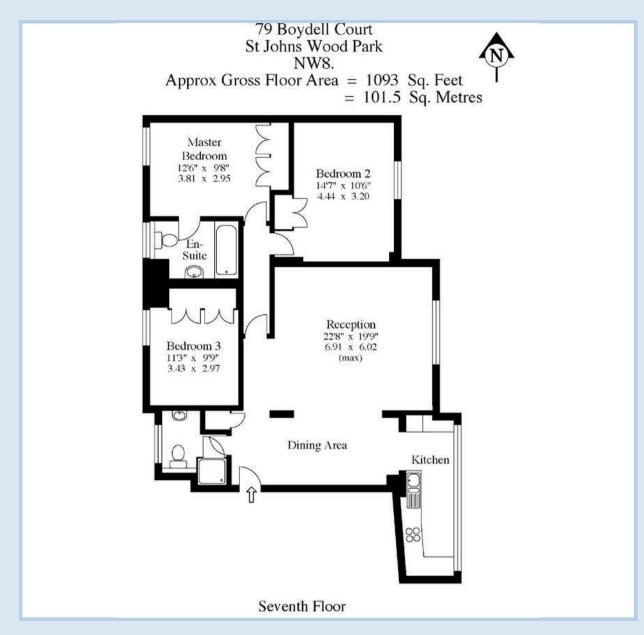
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870 974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W67JP company registration number 097780197. We charge no administration fees to tenants.

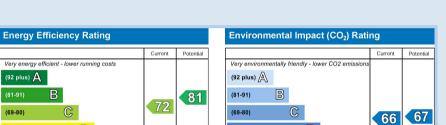
Tax Band: F EPC Rating: C











(55-68)

Viewings by appointment 0207 483 2611

7-8 Regency Parade London, NW<sub>3</sub> 5EG

Not energy efficient - higher running costs

**England & Wales** 

(55-68)

(21-38)

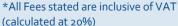
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Not environmentally friendly - higher CO2 emissions

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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



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 from 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.