



Viewings by appointment
0207 483 2611

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St John's Wood Park, NW8 6NG

£5,416 *fees apply



Bespoke interior designed three bedroom, three 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 and three bedrooms all with fitted wardrobes and en-suite bathrooms.

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 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	70	73	(92 plus) A	66	67
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 7-8 Regency Parade
 London, NW3 5EG

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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.

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