



Viewings by appointment  
0207 483 2611

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# St. Johns Wood Park, NW8 6NJ

£6,066 \*fees apply



This stylish three-bedroom, three-bathroom apartment sits within the prestigious Boydell Court in St John's Wood, offering bright contemporary interiors and generous lateral space. The expansive reception and dining area enjoys large windows and air conditioning, flowing seamlessly into a sleek modern kitchen with high-gloss cabinetry and premium appliances. Two bedrooms feature en-suite bathrooms, while the third is served by a modern family bathroom. Wood flooring, excellent storage and a calm neutral décor enhance the sense of quality throughout. Residents benefit from 24-hour concierge, lift access and optional off-street parking, all moments from St John's Wood High Street, Swiss Cottage and Finchley Road.

## Key Features

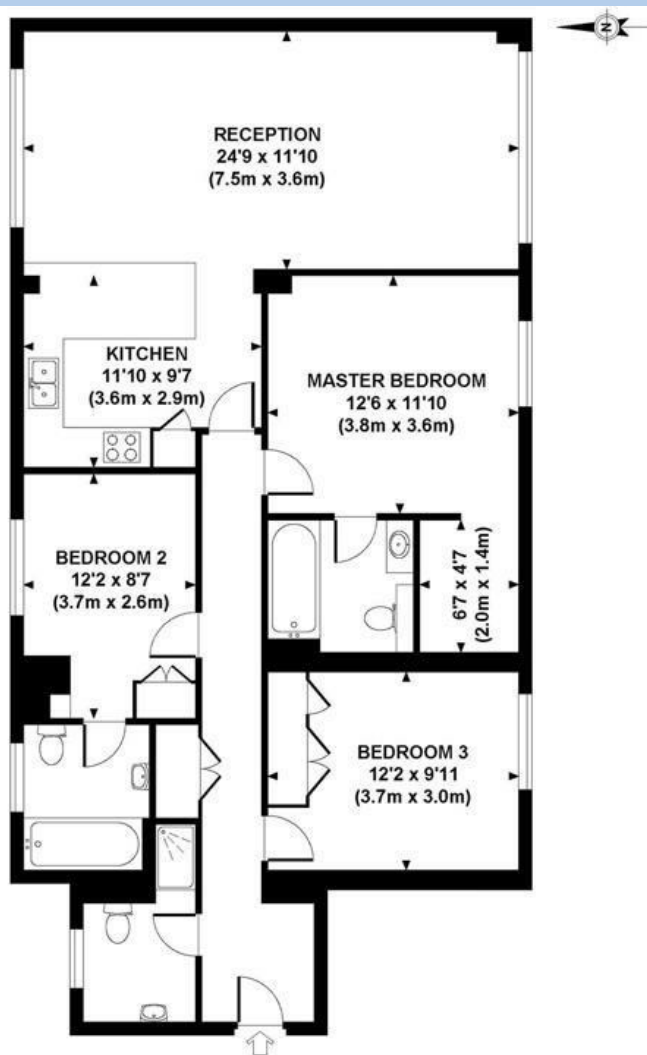
- Three bedrooms, three bathrooms (two en-suite)
- Large reception room with dining area
- Modern fitted kitchen with premium appliances
- Air conditioning and wood flooring
- 24-hour concierge and lift access
- Off-street parking available
- Close to shops, cafés, transport links and local amenities


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.


Tax Band: F  
EPC Rating: C



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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		73	82
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

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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.