

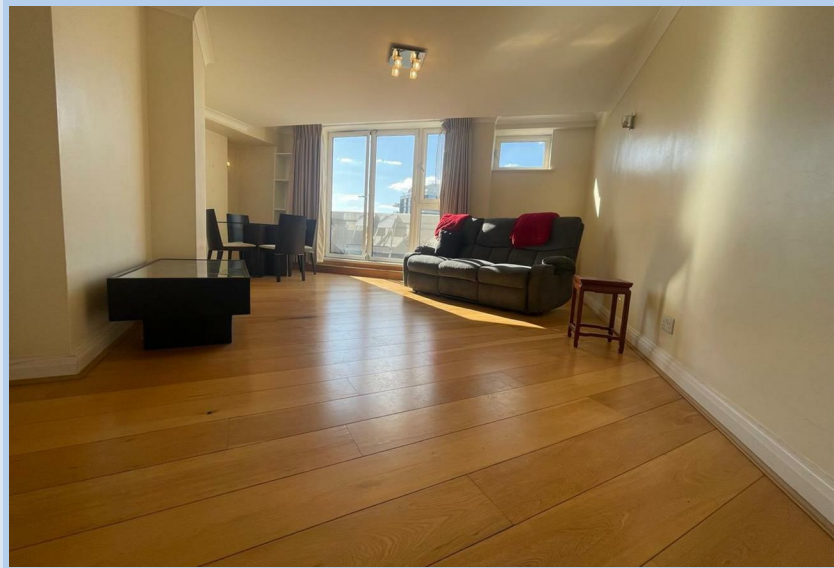


Viewings by appointment  
0207 483 2611

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# St Johns Wood Road, NW8 7JY

£2,816 \*fees apply



This newly refurbished fifth-floor two-bedroom apartment in Blazer Court offers bright, well-proportioned living within an elegant mansion block opposite Lord's Cricket Ground. The property comprises a spacious reception room with wooden flooring and access to a private balcony with views over the cricket ground, a modern separate eat-in kitchen, two double bedrooms, a contemporary en-suite shower room and an additional family bathroom. Lift access and portage are available, with underground parking offered by separate negotiation.

Blazer Court is ideally located close to the boutiques, cafés and restaurants of St John's Wood High Street, with Regent's Park nearby and excellent transport links via St John's Wood (Jubilee line).

#### Key Features

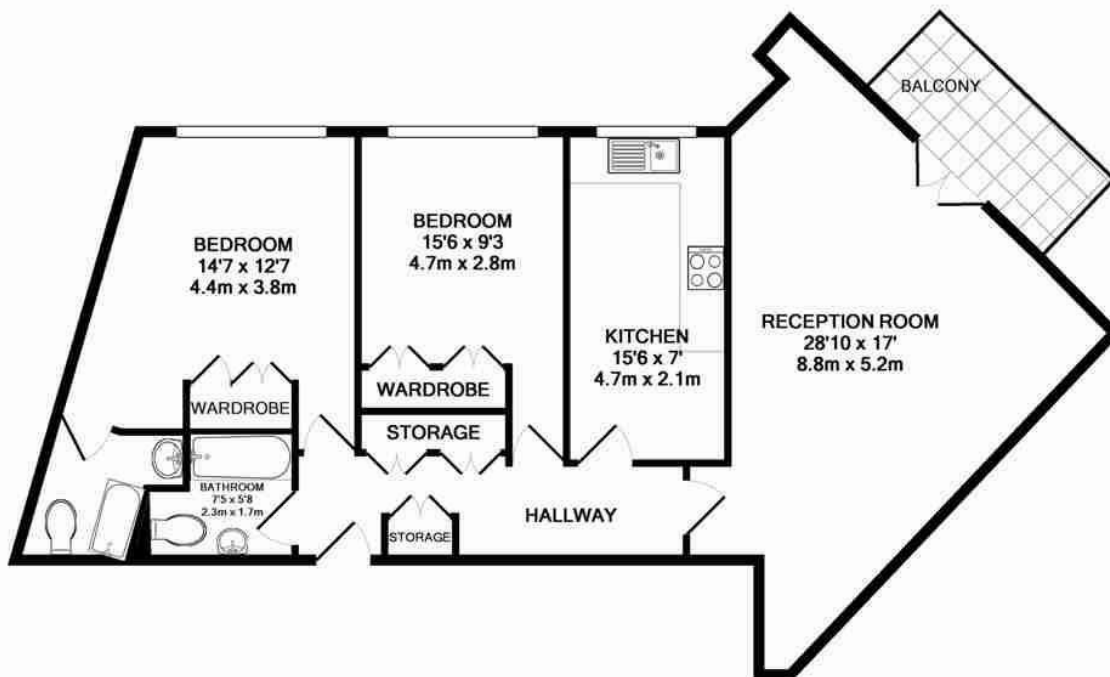
- Newly refurbished fifth-floor 2-bedroom apartment
- Elegant mansion block with lift and portage
- Spacious reception room with wooden flooring
- Private balcony with views of Lord's Cricket Ground
- Separate modern eat-in kitchen
- Two double bedrooms
- En-suite shower room plus family bathroom
- Underground parking available by separate negotiation
- Prime St John's Wood location

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.

Tax Band: G  
EPC Rating: C



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BLAZER COURT, ST JOHN'S WOOD ROAD, NW8  
TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Prestigious Mansion Block
- Porter
- Underground Parking available under separate negotiation

- 2 double bedrooms AND 2 bathrooms
- Lift



| Energy Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|----------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs        |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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        |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

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7-8 Regency Parade  
London, NW3 5EG

[lettings@abbeyproperties.co.uk](mailto:lettings@abbeyproperties.co.uk)

[www.abbeyproperties.co.uk](http://www.abbeyproperties.co.uk)

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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.

