

BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,695,000 LEASEHOLD

A brand new immaculately refurbished three bedroom apartment set on the fourth floor of this portered block, conveniently located within 0.2 miles of Swiss Cottage Underground Station (Jubilee Line) and its local amenities and only 0.9 miles from St John's Wood High Street and Underground Station (Jubilee Line).

The apartment comprises of an open plan reception/dining room, separate kitchen, three double bedrooms, each with en-suite bathrooms. Other features include heringbone wooden flooring, air conditioning throughout, 24 hour portage and off street parking within this gated development.

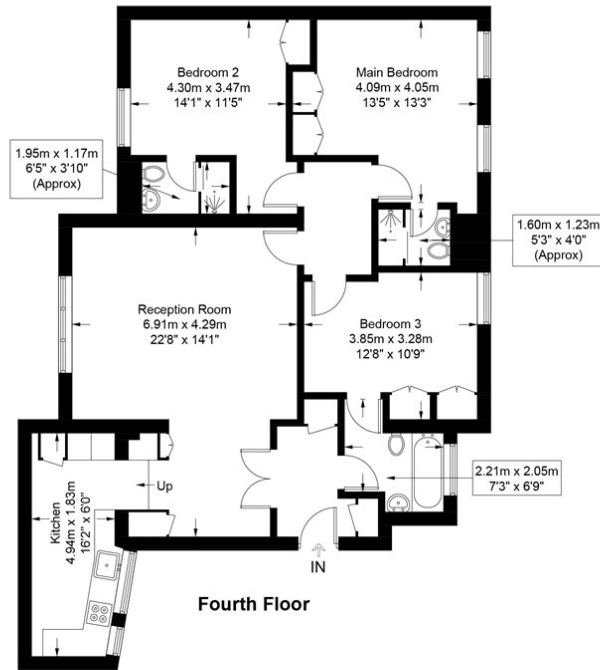
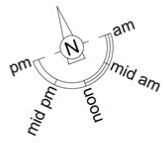
Principal Bedroom with En-Suite Shower Room | Two Further Bedrooms with En-Suites |
Reception Room | Separate Kitchen | Passenger Lift | 24 Hour Portage | Off Street Parking |
New 125 Year Lease to be Granted | Leasehold

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 25/03/2099 New 125 Year Lease to be Granted

Service Charge: £8,667.96 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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