

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

We are pleased to present this spectacular three-double bedroom apartment, which has been renovated to a high standard throughout, further benefits include a separate dining area, air-conditioning, three bathrooms and fully fitted wardrobes in each bedroom. The property is located on the second floor of this secure, portered development, which also benefits from residents' parking and is positioned only 0.4 miles away from the newly landscaped St John's Wood High Street and only 1 mile away from Regent's Park.

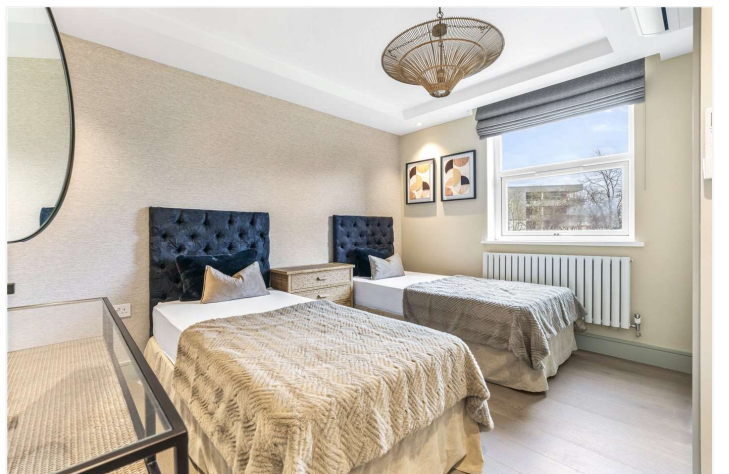
Three Double Bedrooms | Two Ensuite Shower Rooms | Bathroom | Open Plan Reception / Dining Room | Kitchen | Leasehold

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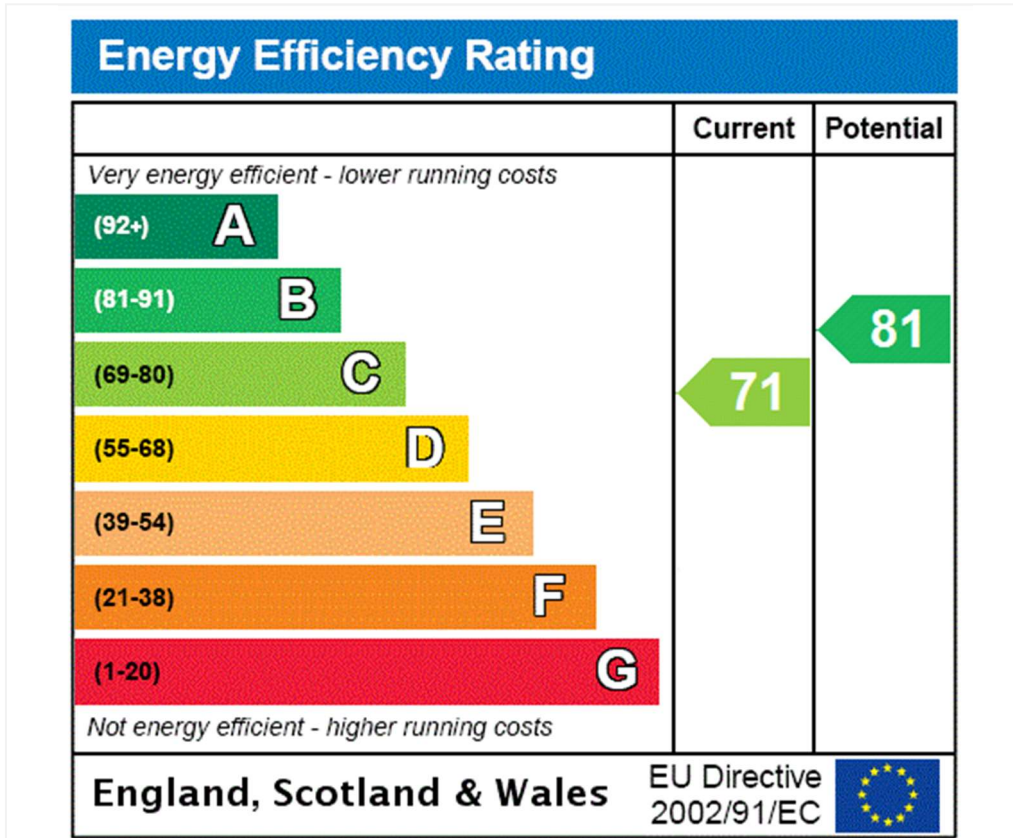






This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





**Tenure:** Leasehold

**Term:** Expires - 20/03/2056 (New Lease will be granted upon completion)

**Service Charge:** £8,302 per annum

**Ground Rent:** £ 0 Annually

**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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