



BOYDELL COURT, NW8 £1,175,000 PRINCIPAL AGENT Subject to contract

A bright fifth floor two double bedroom apartment set in this luxury gated development with westerly views from the principal rooms. The apartment has a bright reception room, fully fitted kitchen which uses the original balcony to its full extent and benefits further from having two en suite bathrooms and a separate guest WC. Ideally located from St John's Wood High Street (0.5 miles) and the Underground station (Jubilee line), and (0.1 miles) to all the amenities of Finchley Road and Swiss Cottage, you are never far away from a wonderful cafe or the many shops and restaurants.

Two Bedrooms With En Suite Bathrooms | Guest WC | Reception Room | Kitchen | 24-Hour Portering | Communal Heating & Hot Water | Passenger Lift | Off Street Parking | Leasehold - 132 Years

winkworth.co.uk/st-johns-wood

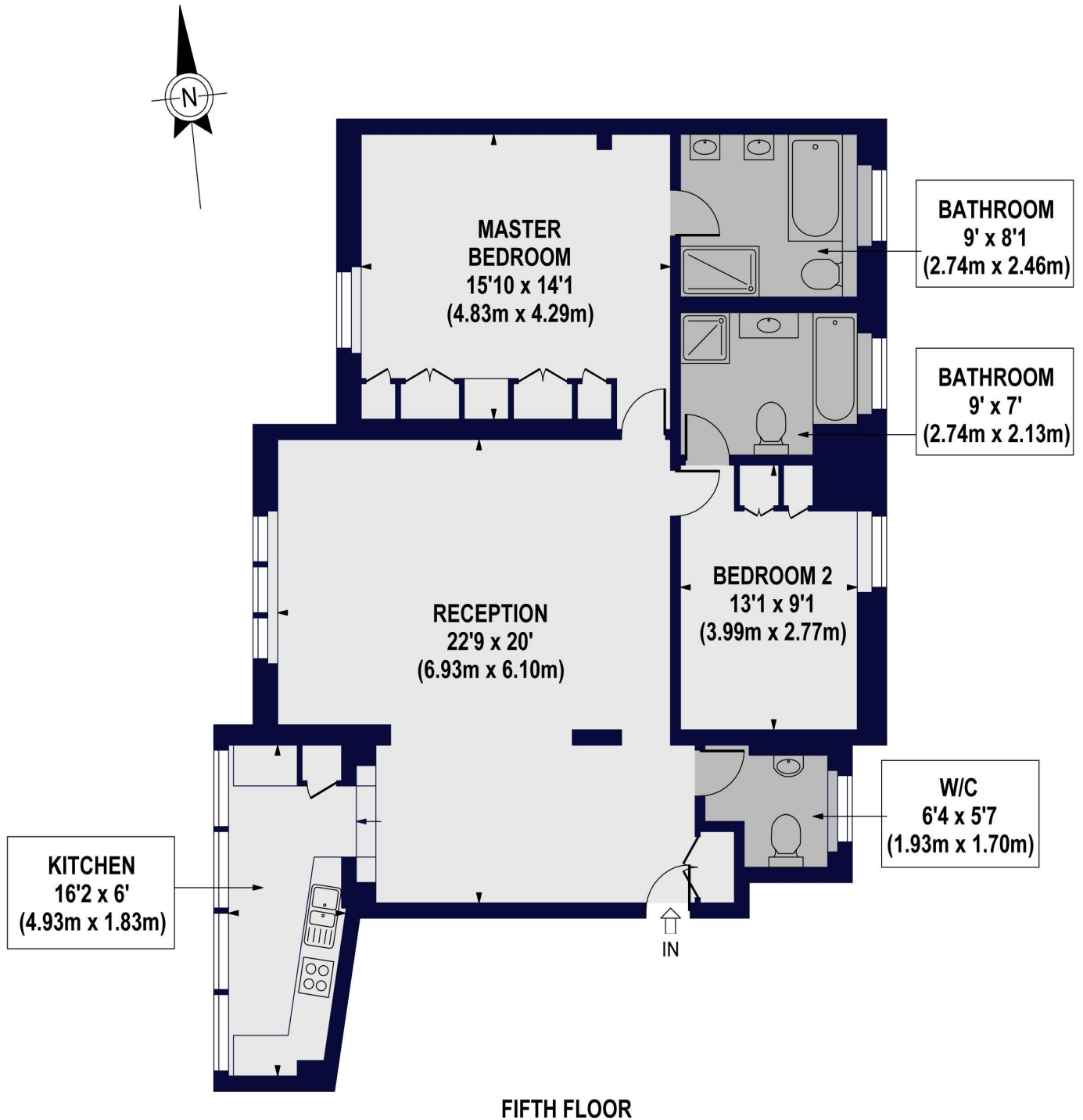
VIRTUAL TOUR: <https://my.matterport.com/show/?m=2r81FosGJc2>

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For every step...



**BOYDELL COURT,
ST. JOHN'S WOOD PARK, NW8 6NH**
Approx. Gross Internal Floor Area 1093 sq ft. / 102 sq.m

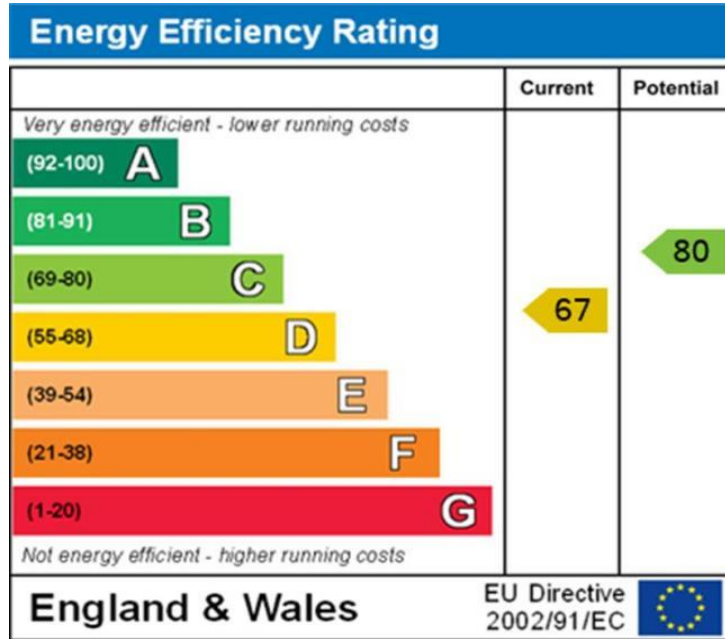


FIFTH FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.40386

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Tenure: Leasehold

Term: Expires 19/03/2155

Service Charge: £15,565.40 Paid Annually

Current Ground Rent: £490.00 Annually
(Subject to increase)

NOTES:

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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