



## BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,395,000 LEASEHOLD

We are pleased to present this modern, three-double bedroom apartment, which further benefits from a separate dining area, 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 less than half a mile away from the newly landscaped St John's Wood High Street and Underground Station (Jubilee Line), not to mention both Primrose Hill and Regent's Park less than one mile away.

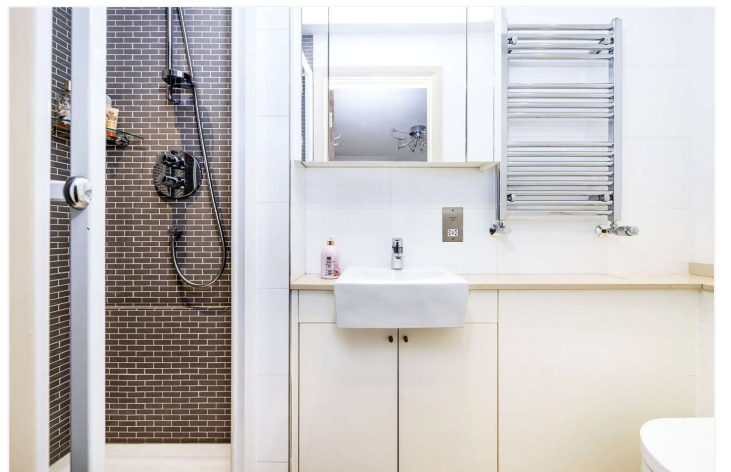
Three Bedrooms | Two En-Suite Shower Rooms | Family Bathroom | Kitchen | Reception Room |  
Porterage | Communal Heating and Hot Water | First Come First Served Parking | Passenger Lift |  
Entrance Phone

**Winkworth**

for every step...

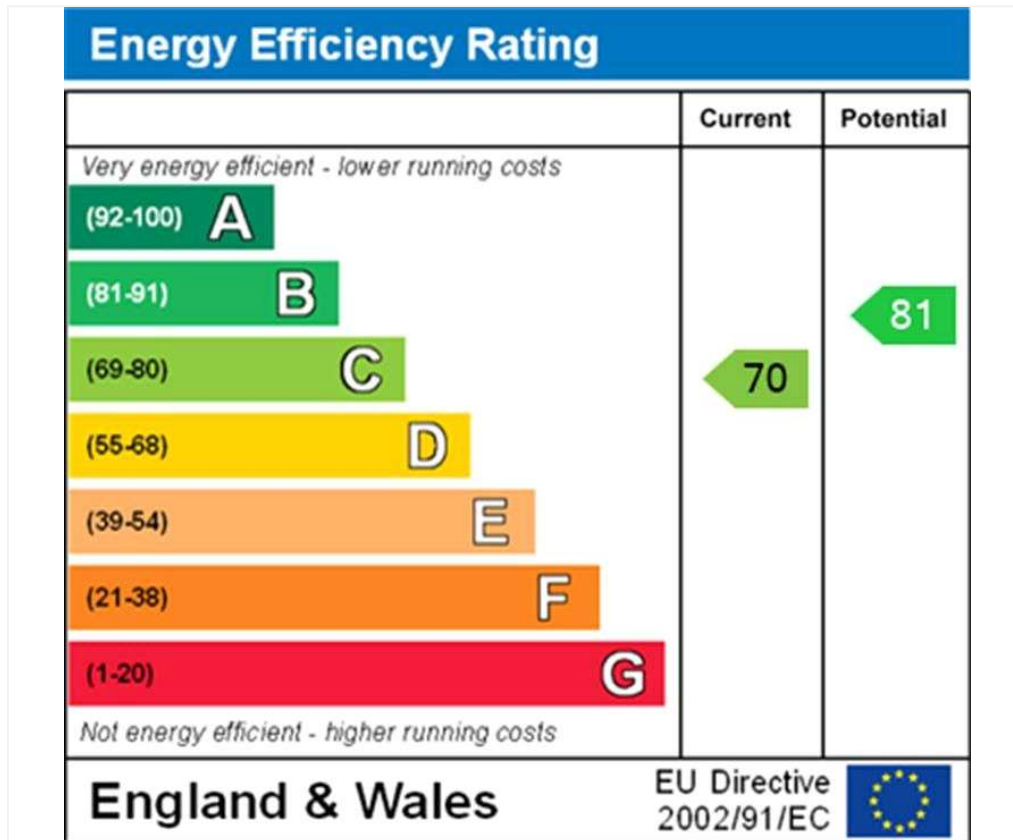
[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)











**Tenure:** Leasehold

**Term:** Expires - 01/01/2155

**Service Charge:** £8,302 per annum

**Ground Rent:** £ 490 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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



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

for every step...

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.