

ST. JOHNS WOOD PARK, LONDON  
£1,200 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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## PROPERTY DESCRIPTION

A beautiful three-bedroom luxury apartment is situated on the fifth floor of a secure purpose-built block, providing residents with the added convenience of a 24-hour concierge service. Step inside to discover a generously sized open-plan reception and dining area that exudes a warm and inviting ambiance and a fully fitted kitchen. The apartment offers a spacious layout, providing ample living space within its 1100 square feet, ensuring comfort and flexibility.

This apartment enjoys a superb location in close proximity to the vibrant amenities of Swiss Cottage and St Johns Wood. Additionally, the convenience of Swiss Cottage Underground Station (Jubilee Line) is just a short stroll away, ensuring easy access to transportation networks.

### Living in St Johns Wood

A true village atmosphere in the heart of London, St John's Wood appeals to both families and young professionals alike.

The area is world renowned for the iconic Lords Cricket ground and the famous Abbey Road Studios which was the recording venue for the Beatles and Pink Floyd.

### Shopping and Eatery in St John's Wood

St John's Wood High Street has a variety of fashion boutiques, delis, and restaurants to organic food shops:

### Parks & Green Spaces

Regent's Park with 395 acres of beautiful tranquil space and has a rose garden with over 12,000 roses.

Regents Park is also home to the Open Air Theatre and the London Zoo

Council Tax Band: TBC



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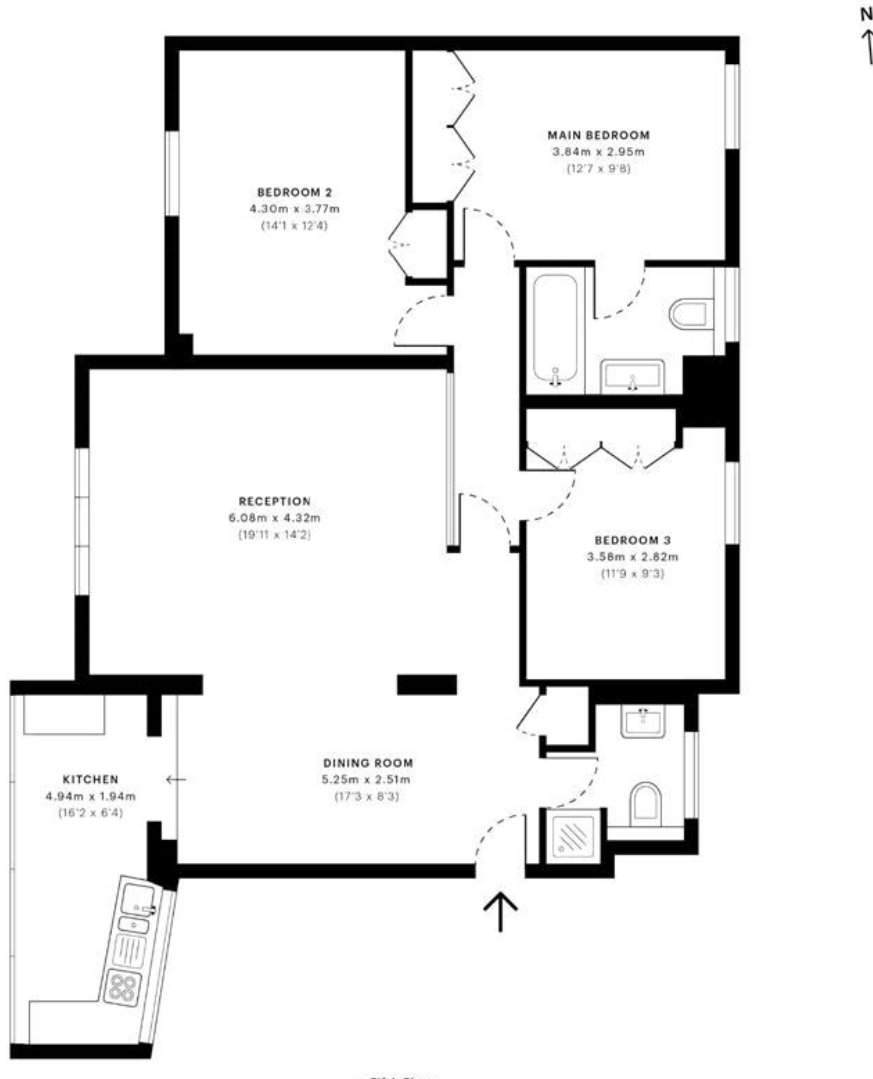


# Boydell Court, NW8

CAPTURE DATE 11/11/2020 LASER SCAN POINTS 2,710,070

GROSS INTERNAL AREA

102.23 sqm / 1100.39 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
102.23 sqm / 1100.39 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
93.92 sqm / 1010.95 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 104.92 sqm / 1129.35 sqft  
IPMS 3C RESIDENTIAL 96.97 sqm / 1043.78 sqft

SPEC ID: 5f612ad61a5a390da75369c3



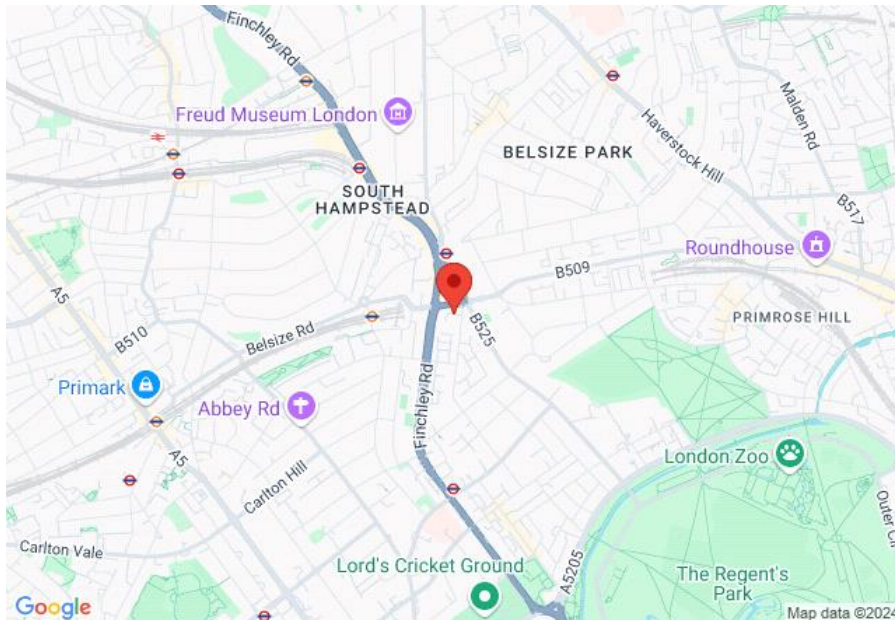
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	49
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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