

ST. JOHNS WOOD PARK, LONDON

£1,300 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

ST. JOHNS WOOD PARK, LONDON

£1,300 PW

PROPERTY DESCRIPTION

Luxury three-bedroom apartment situated on the first floor of a secure purpose-built block in St Johns Wood, providing residents with the added convenience of a 24-hour concierge service. This apartment comprises three double bedrooms, two bathrooms, a guest cloakroom, a study room, and a generously sized open-plan reception and dining area with a warm and inviting ambiance. Additionally, it features a fully fitted kitchen. With its spacious layout spanning 1155 square feet, this residence ensures ample living space, providing both 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



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

ST. JOHNS WOOD PARK, LONDON
£1,300 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

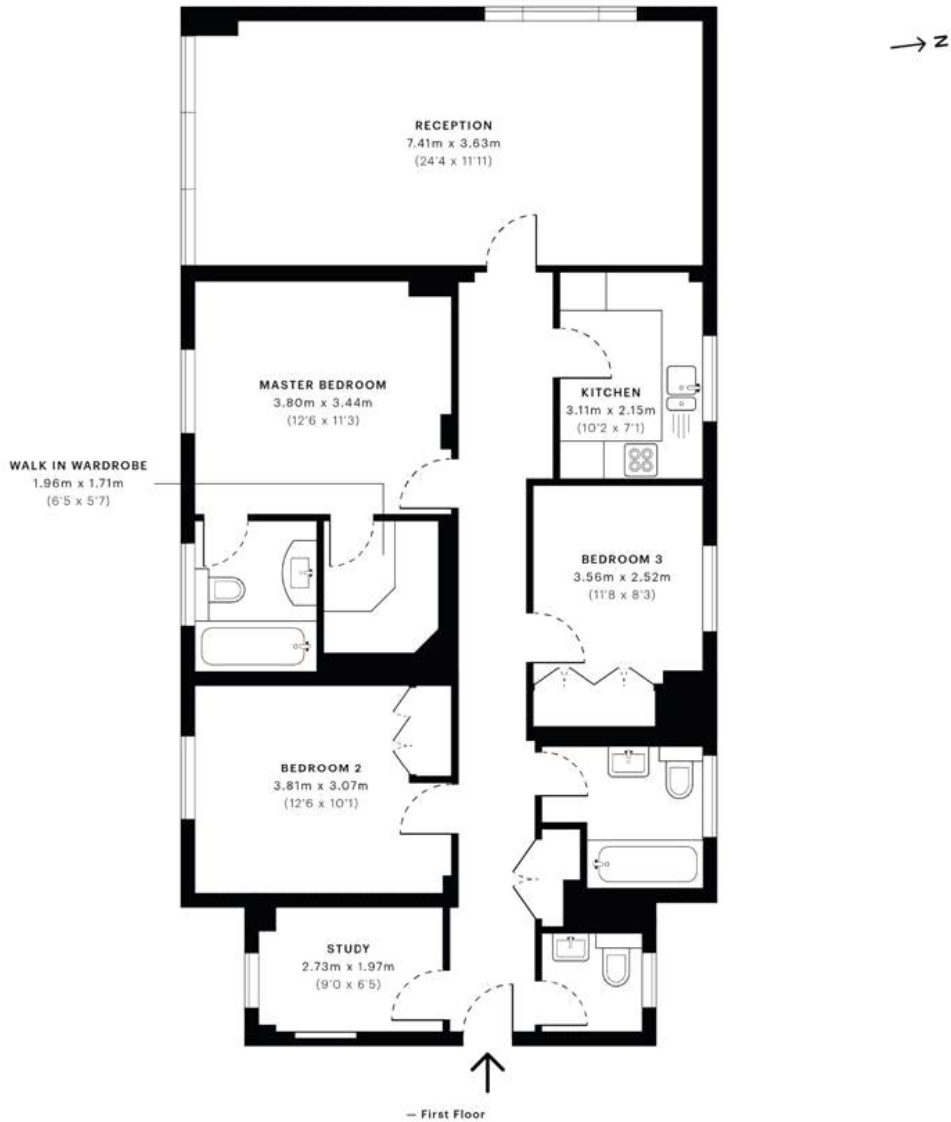
+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

Boydell Court, NW8

CAPTURE DATE 29/07/2020 LASER SCAN POINTS 39,611,055

GROSS INTERNAL AREA

107.35 sqm / 1155.51 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
107.35 sqm / 1155.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
98.84 sqm / 1063.90 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.

IPM5 3B RESIDENTIAL 110.09 sqm / 1185.00 sqft
IPM6 3C RESIDENTIAL 101.26 sqm / 1095.34 sqft

SPIC ID: 5f104080a7e4df0a3e30c399



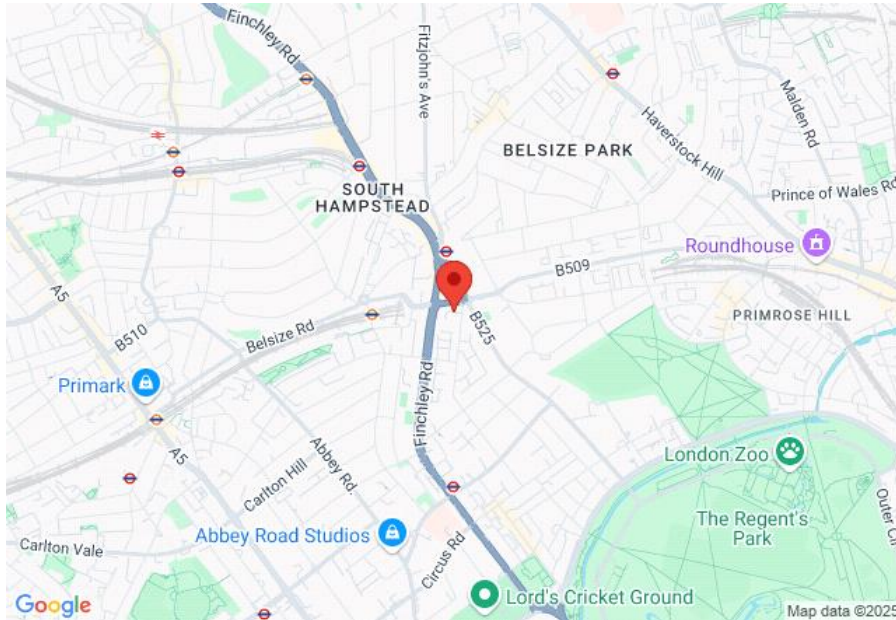
MAYFAIR SQUARE


1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

ST. JOHNS WOOD PARK, LONDON

£1,300 PW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

ST. JOHNS WOOD PARK, LONDON

£1,300 PW

FOR MORE INFORMATION PLEASE CONTACT US

Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mayfair Square in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mayfair Square nor any joint agent has 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), lessor(s) or landlord(s).

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: 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. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk
