



Boydell Court, St John's Wood Park NW8





# Boydell Court, St John's Wood Park NW8

Located within a gated residential development, this bright, spacious apartment is accessed on the fifth floor (with a lift). The property comprises an impressive reception room with a dining area and a fitted kitchen with Westerly views over Boydell Court.

The principal suite is a very good size with an extensive range of fitted wardrobes and en suite bathroom with a walk in shower. The second bedroom also features an en suite shower room and fitted wardrobes, while near the entrance to the apartment is a cloakroom and storage.

\*Please note that we have been unable to confirm the date of the next review for service charge. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £1,175,000

**Tenure:** Leasehold: approximately 131 years remaining

**Service charge:** £11,148.76 per annum, paid quarterly, last reviewed 29/09/2023\*

**Ground rent:** £490 per annum, never reviewed

**Local authority:** London Borough of Camden

**Council tax band:** F

## Location

The block offers excellent security as well as the benefit of porterage, air conditioning and private parking on a first come, first served basis.

The property is positioned a short distance from St John's Wood High Street, in addition to St John's Wood underground station and Swiss Cottage underground station, providing direct access to Baker Street, Bond Street and Canary Wharf.















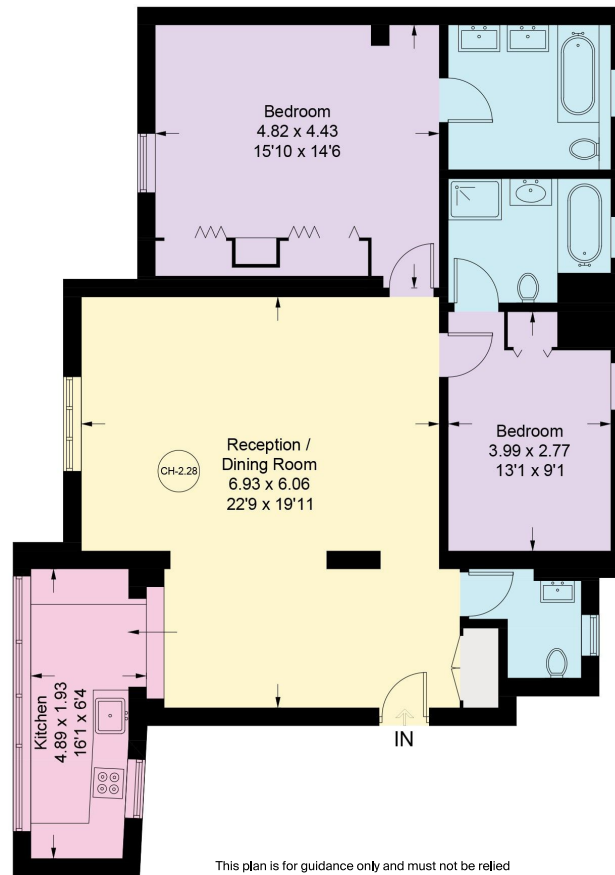






# Boydell Court

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft



**Fifth Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

<b>Iilana Ormonde</b>	<b>Henry Tait-Harris</b>	<b>Tim Perks</b>
020 3815 3357	+44 20 7483 8345	+44 20 7871 5065
<a href="mailto:iilana.ormonde@knightfrank.com">iilana.ormonde@knightfrank.com</a>	<a href="mailto:henrytait-harris@knightfrank.com">henrytait-harris@knightfrank.com</a>	<a href="mailto:tim.perks@knightfrank.com">tim.perks@knightfrank.com</a>



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP 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 Knight Frank LLP 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) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. 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. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.