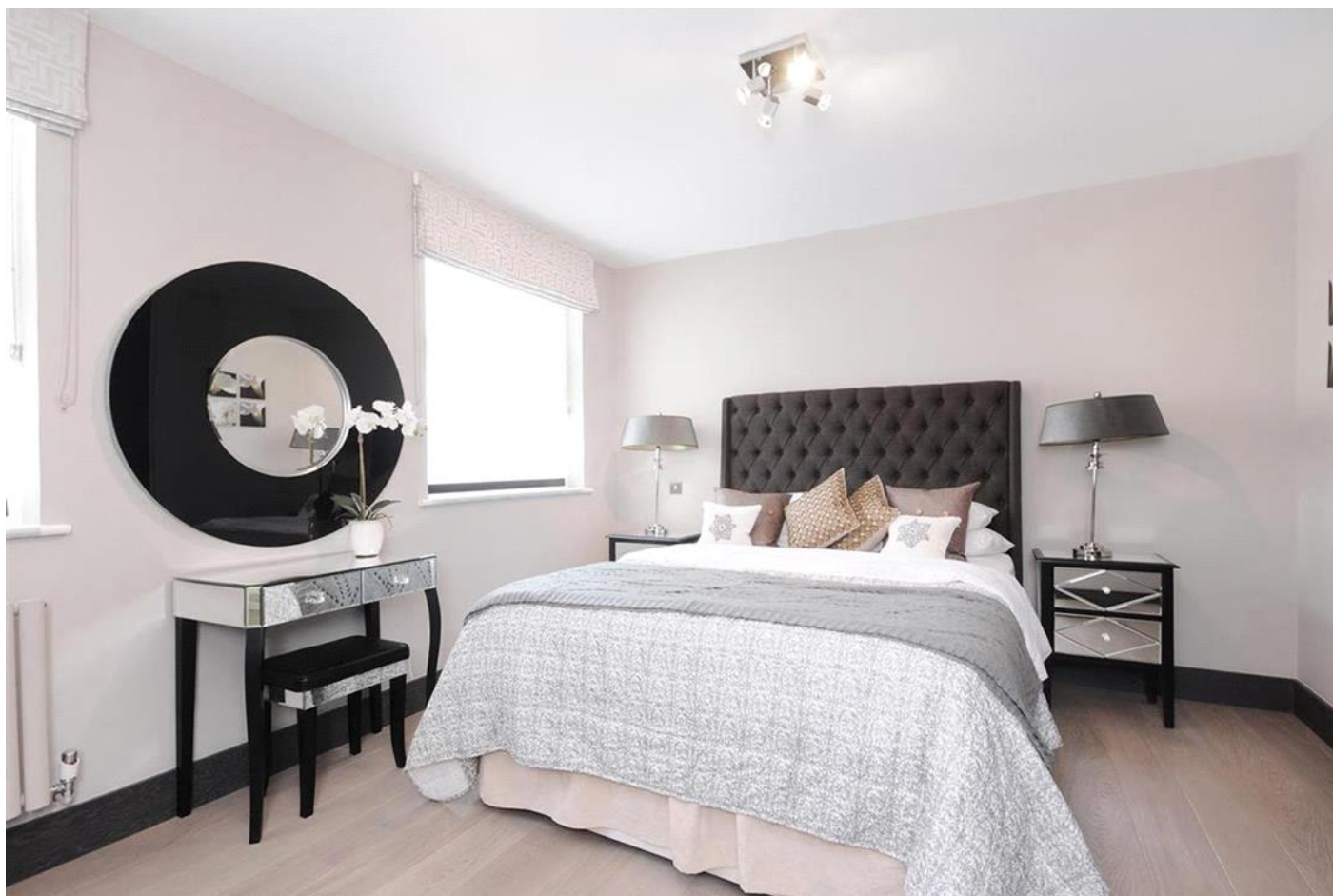


ST JOHN'S WOOD, LONDON NW8

£1,300 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Stunning and spacious three double bedroom flat, situated on the 8th floor of a highly sought-after residential building in the popular area of St John's Wood.

The apartment offers three double bedrooms, each accompanied by its own en-suite bathroom. The bright and airy reception room provides the perfect space to unwind and host gatherings with friends and family.

The well-appointed dining area creates an ideal setting for enjoying meals, while the separate fully-fitted kitchen offers a functional space for culinary enthusiasts.

This gated development provides peace of mind with 24-hour porterage, ensuring security and convenience for residents. Please note that car parking is available on a first come, first served basis, and the option to rent car park spaces, garages, and lockers is also available, subject to separate negotiation.

Don't miss the opportunity to make this exceptional flat your own. Embrace the luxurious lifestyle and coveted location that St John's Wood has to offer, contact us today to arrange a viewing.

### Local Area Guide

Enjoy the convenience of living in proximity to a wide range of local amenities at Boydell Court.

Located in the vibrant areas of St John's Wood and Finchley Road, you'll have easy access to an array of shops, bars, and restaurants, catering to your every need. Immerse yourself in the lively atmosphere as you explore the diverse culinary offerings and engage in retail therapy.

Nature enthusiasts and leisure seekers will delight in the close proximity of Regents Park and London Zoo, both just a short stroll away. Spend your leisurely days surrounded by the beauty of nature or embark on an adventure at the world-renowned London Zoo, all within walking distance of your doorstep.

Commute with ease and efficiency, thanks to the excellent local transport links near this property. Swiss Cottage Underground station, served by the Jubilee line, is just a short walk away, offering seamless connections to various destinations across the city. Additionally, Hampstead Overground station provides an alternative transport option to further enhance your connectivity.

Experience the perfect balance of convenience and accessibility at Boydell Court. Embrace the vibrant local lifestyle, explore nearby attractions, and enjoy effortless travel options to explore the rest of London.

Parking options: Off Street



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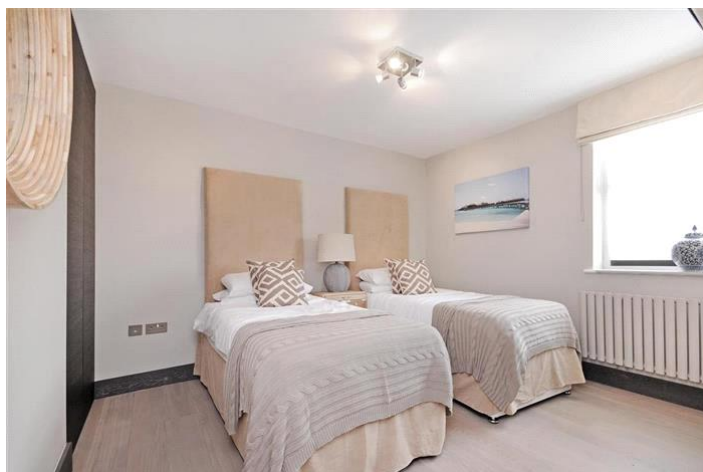


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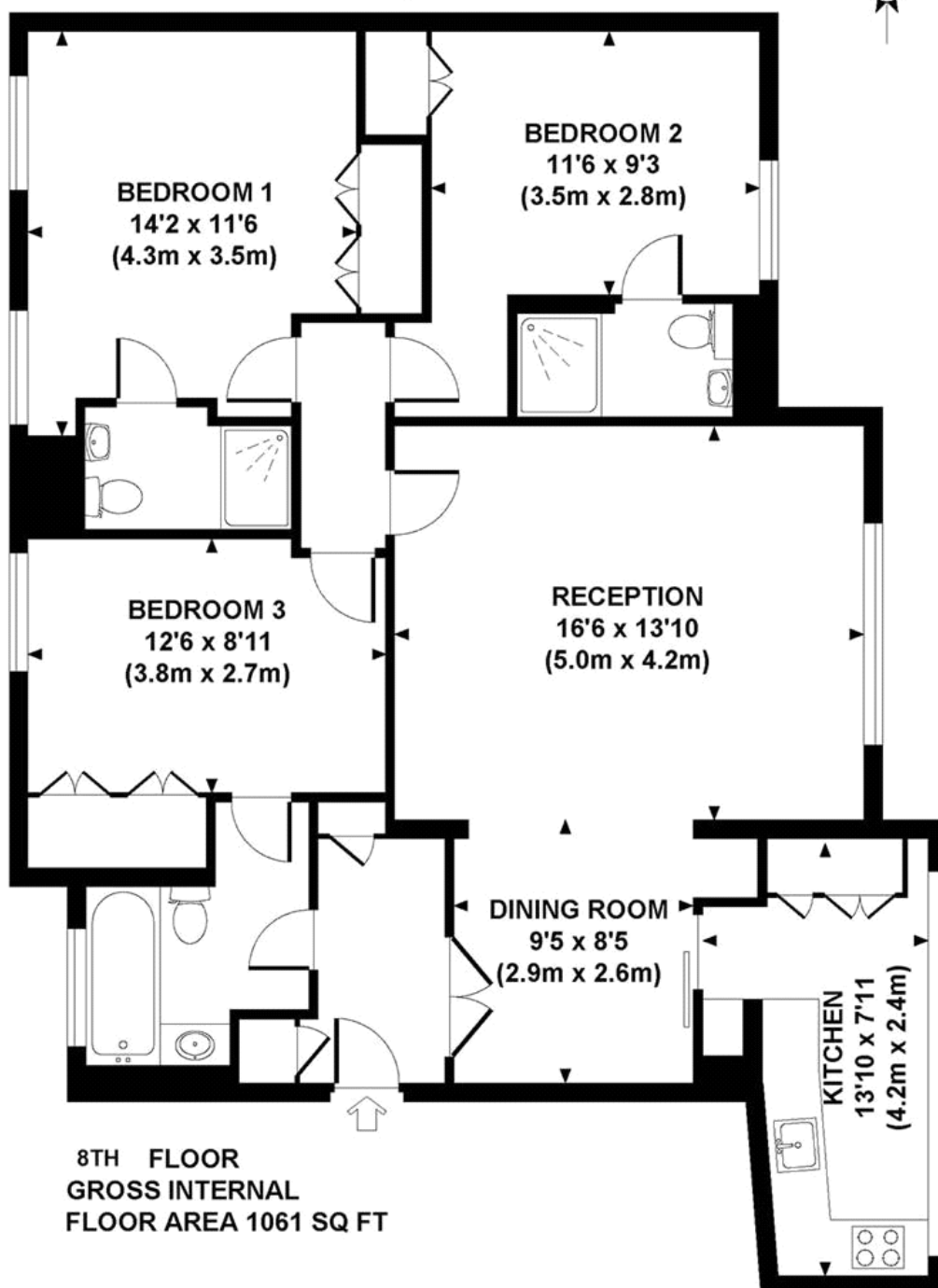
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## BOYDELL COURT

Approximate Gross Internal Area 1061 sq ft / 99 sq m

Flat 54 Boydell Court



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
DE-PHOTOGRAPHY.NET



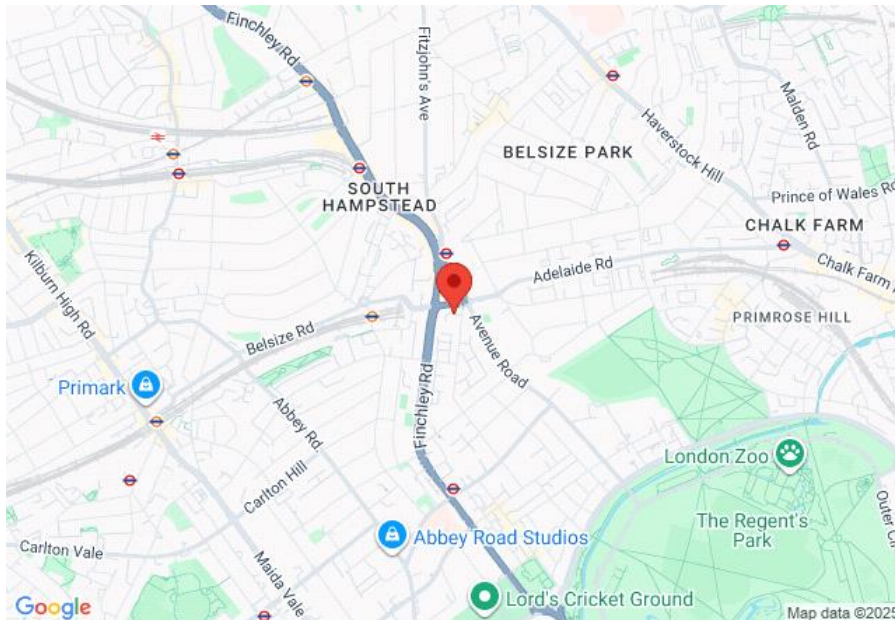
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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.



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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.



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