

ST. JOHN'S WOOD PARK, LONDON NW8  
£2,608 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

Excellent Four-Bedroom House with a Large Garden in St John's Wood.

This excellent four-bedroom house is ideally situated in the desirable area of St John's Wood and is presented in very good condition throughout. The property offers spacious and well-balanced accommodation, making it an ideal family home.

The house comprises four generously sized bedrooms, all benefiting from fitted wardrobes, and four contemporary bathrooms finished to a modern standard. A modern, fully integrated kitchen provides ample storage and workspace, ideal for both everyday living and entertaining.

The heart of the home is the spacious double reception room, which offers flexible living and dining space and leads directly into a bright conservatory, creating a seamless connection between indoor and outdoor living. To the rear, a well-maintained and spacious garden provides a private and attractive setting for relaxation or entertaining.

This well-maintained property combines space, comfort, and a prime location, offering an excellent opportunity to live in one of London's most sought-after residential areas.

Living in St Johns Wood.

Offering 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 Lord's Cricket Ground and the famous Abbey Road Studios, the historic recording venue for artists such as The Beatles and Pink Floyd.

St John's Wood High Street offers an excellent selection of fashion boutiques, delis, cafés, restaurants, and organic food shops, creating a vibrant yet relaxed local scene.

The area is particularly popular with families due to its excellent selection of well-regarded local schools, all within easy reach.

Nearby Regent's Park provides 395 acres of beautiful and tranquil green space, including a rose garden with over 12,000 roses. The park is also home to the Open Air Theatre and London Zoo, offering a wide range of leisure and cultural attractions.



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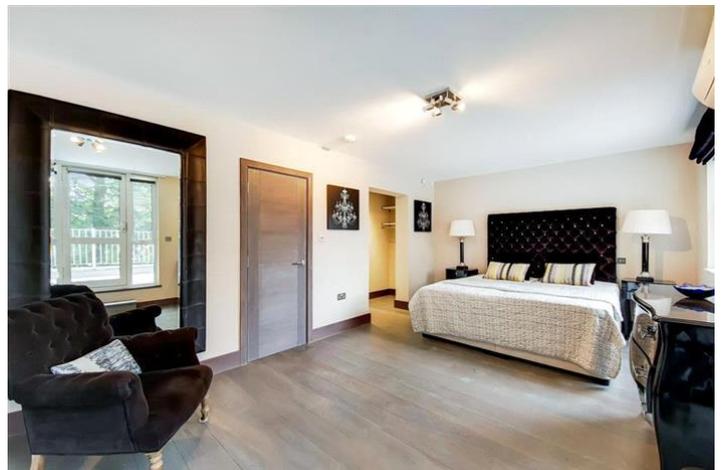
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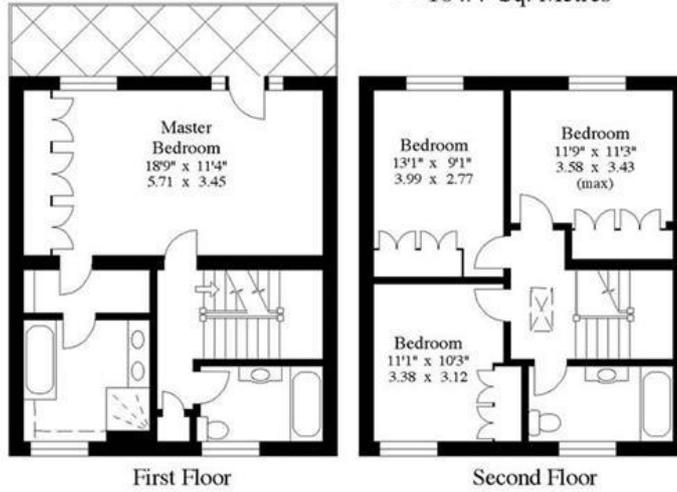
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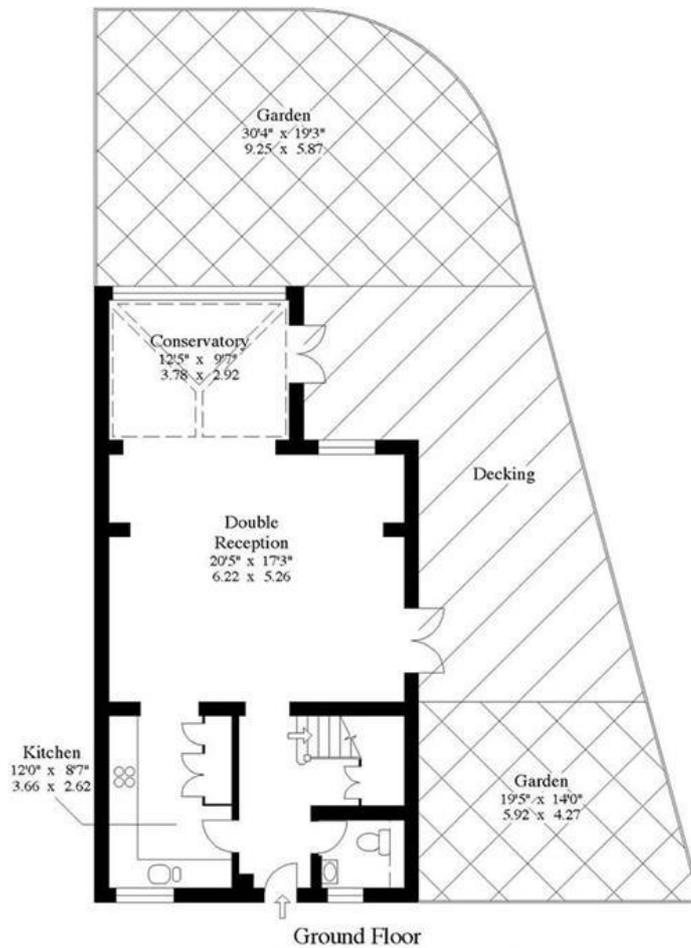
1 Court Close  
Boydell Court  
St Johns Wood Park  
NW8.

Approx Gross Floor Area = 1770 Sq. Feet  
= 164.4 Sq. Metres



First Floor

Second Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd. Tel : 0113 258 7607



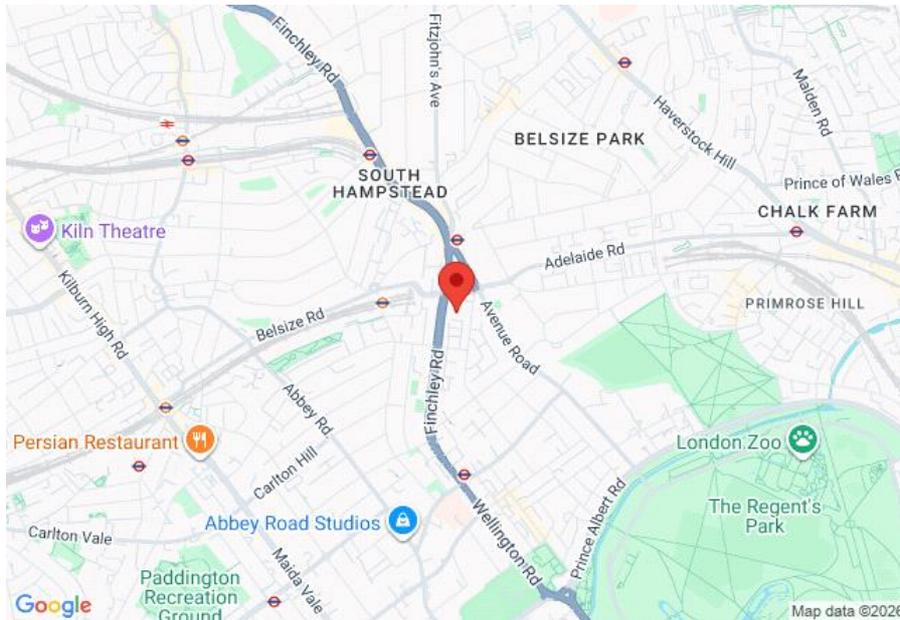
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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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