

ST JOHNS WOOD PARK, LONDON NW8
£1,400 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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

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PROPERTY DESCRIPTION

Luxury 3 Bedroom Apartment in St John's Wood.

This elegant three-bedroom apartment is ideally situated in St John's Wood, one of London's most prestigious and tranquil neighbourhoods.

Located on the sixth floor of a well-maintained, portered building, the apartment has been recently refurbished to a high standard with a contemporary interior design. It features three spacious double bedrooms, three modern bathrooms, a large and bright reception room, and a fully fitted kitchen.

The property benefits from full air conditioning throughout, and private parking is available by separate negotiation.

Conveniently located close to excellent transport links, the apartment is within easy reach of both Swiss Cottage and St John's Wood Underground stations (Jubilee Line). From here, Bond Street can be reached in approximately 7 minutes, London Bridge in 13 minutes, and Canary Wharf in 23 minutes.

Living in St John's Wood

St John's Wood offers a rare blend of village charm and central London living, making it highly desirable for both families and young professionals. Known for its leafy streets, elegant architecture, and relaxed atmosphere, the area provides a peaceful retreat while remaining close to the West End and the City.

The neighbourhood is internationally recognised for iconic landmarks such as Lord's Cricket Ground and Abbey Road Studios, famously associated with legendary artists including The Beatles and Pink Floyd.

Shopping & Dining

St John's Wood High Street is at the heart of the community, offering a curated mix of boutique fashion stores, artisan delis, cafés, and restaurants. From independent retailers to well-known brands, the area caters to a variety of tastes, alongside organic food shops and everyday conveniences.

Parks & Green Spaces

Residents benefit from close proximity to Regent's Park, one of London's most beautiful royal parks, spanning approximately 395 acres. The park features landscaped gardens, open green spaces, and the renowned Queen Mary's Rose Garden with over 12,000 roses.

Regent's Park is also home to the Open Air Theatre and ZSL London Zoo, offering a range of leisure and cultural activities throughout the year.



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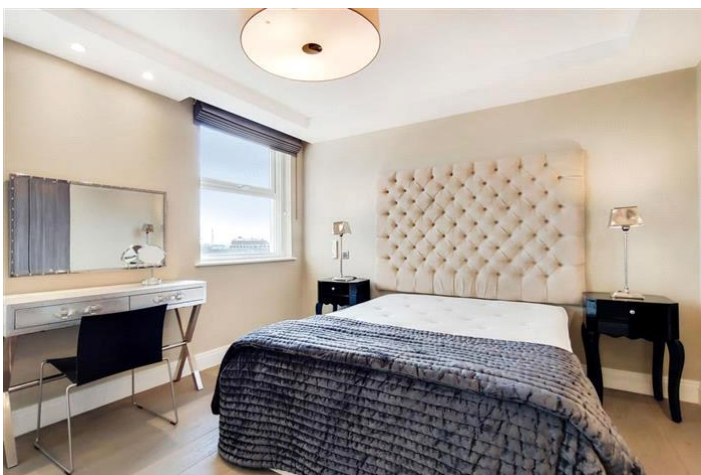
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Boydell Court, NW8

GROSS INTERNAL AREA

DATE OF ISSUE: 06/05/2021 | LEGAL DESCRIPTION: 3,370,446

100.88 sqm / 1085.86 sqft



—Sixth Floor

GROSS INTERNAL AREA (GIA)
The finished floor level
100.88 sqm / 1085.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural elements
and built-in furniture, equipment and built-in
92.87 sqm / 1000.72 sqft

APPROX. SPECIFIED SURFACE AREA
Includes external walls, windows
8.60 sqm / 92.00 sqft

RESTRICTED BUILDING
Excludes areas under 150
0.21 sqm / 2.26 sqft



These Verified Floor Plans are provided as a convenient reference for the general layout of the proposed development. They are not intended to be used for legal purposes and should not be relied upon for legal purposes. Due to rounding, numbers may not add up precisely. All measurements should be for the individual items, lengths and widths and not the overall gross area of the development as a whole.

FINISHED FLOOR LEVEL: 111.00 m / 364.17 ft
FINISHED CEILING LEVEL: 10.00 m / 32.81 ft

Scale: 1/400 (1:400)



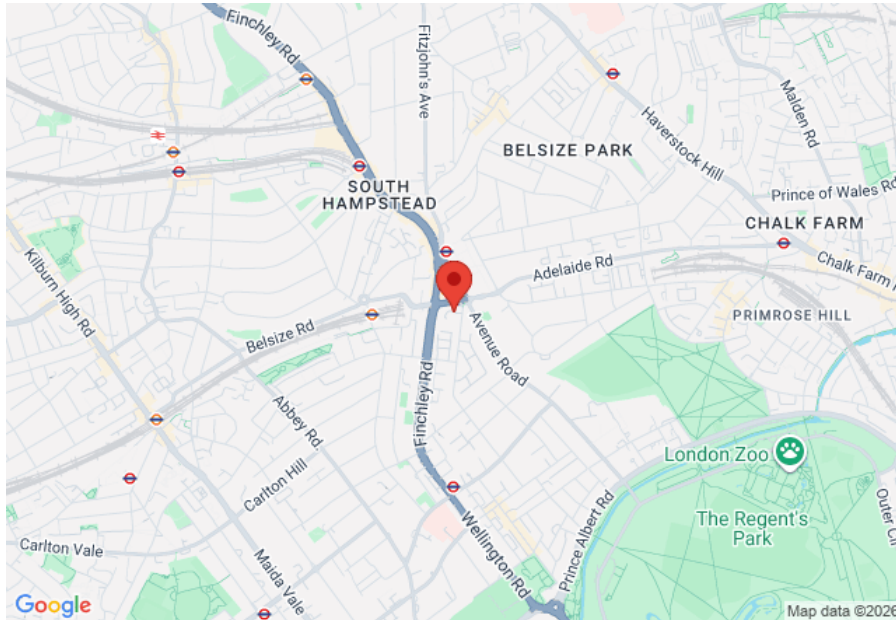
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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

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