

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



BLAIR COURT
BOUNDARY ROAD
ST JOHN'S WOOD, NW8

LEASEHOLD 123 YEARS
ASKING PRICE £950,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

This well presented first floor, (85.3 Sq M / 919 Sq Ft) two bedroom apartment in the heart of St John's Wood is situated in the well-established mansion block of Blair Court on Boundary Road. The apartment benefits from a bright large reception room which extends onto a south facing balcony, a separate kitchen, two double bedrooms, one bathroom and a separate guest W/C. There is also a designated secure underground parking space that is allocated to the apartment and 24 hour portorage.

Located just off St John's Wood Park, Blair Court is conveniently located for both Swiss Cottage (Jubilee Line) and St John's Wood (Jubilee Line) Underground Stations as well as the excellent shops and amenities of St John's Wood High Street.

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ACCOMMODATION

- Reception Room
- Kitchen
- Bedroom One
- Bedroom Two
- Bathroom
- Guest W/C
- Balcony

AMENITIES

- 24 Porter
- Passenger Lift
- Secure Allocated Underground Parking
- Entry Intercom

COUNCIL TAX	(Band)
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EPC RATING:	TBC
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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

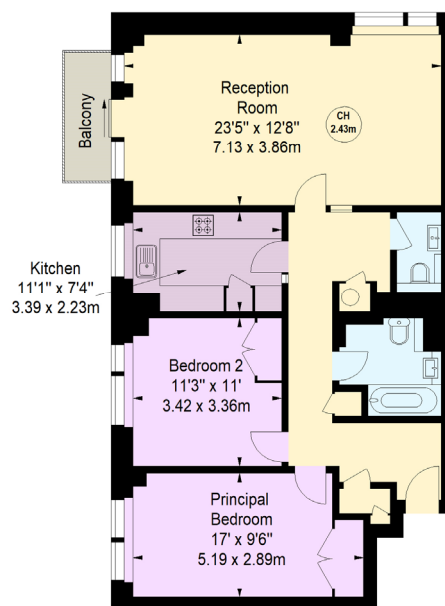
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Blair Court,
Boundary Road, NW8
Approximate gross internal area
919 sq ft / 85.38 sq m



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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