



## **BUTTERMERE COURT**

Boundary Road  
St Johns Wood  
NW8

Asking Price  
£950,000

Sole Agent

A well-proportioned two-bedroom apartment (821 sq ft/76 sq m) situated on the second floor of a well-maintained, portered and purpose-built block in St John's Wood.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

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Boundary Road  
St Johns Wood  
NW8

Asking Price  
£950,000  
Subject To Contract

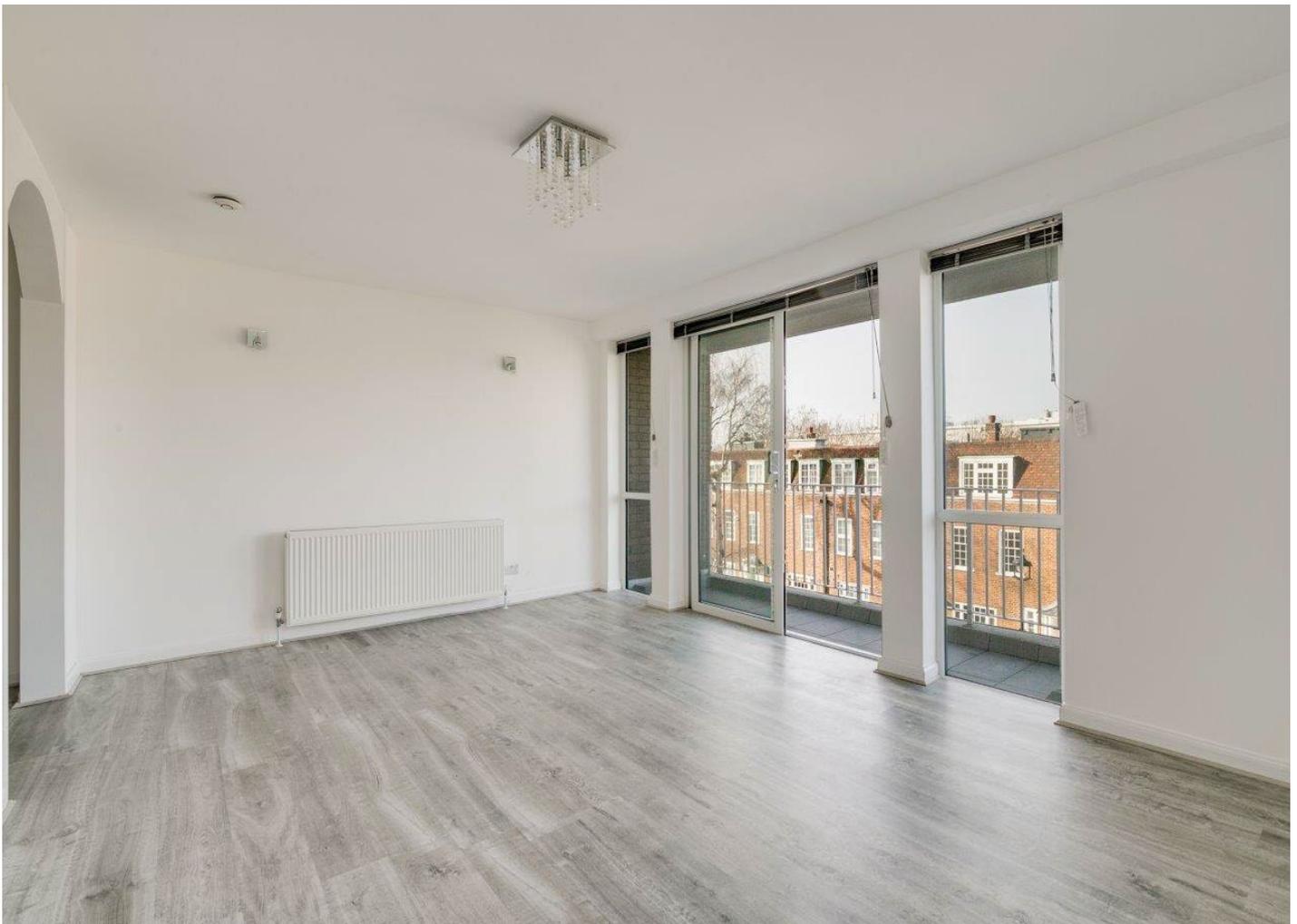
Sole Agent

Leasehold 120 Years Remaining

Service charge: £6,360 P/A

The apartment offers a bright and spacious reception room, a west-facing balcony, a separate kitchen, two well-sized double bedrooms with fitted wardrobes, a family bathroom, and a separate guest cloakroom.

Further benefits include a secure underground parking space, passenger lift, and porterage. The building is quietly positioned on Boundary Road, within easy reach of the shops, cafés, and restaurants of St John's Wood High Street, while St John's Wood Underground Station (Jubilee Line) is approximately 0.5 miles away.



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## ACCOMMODATION

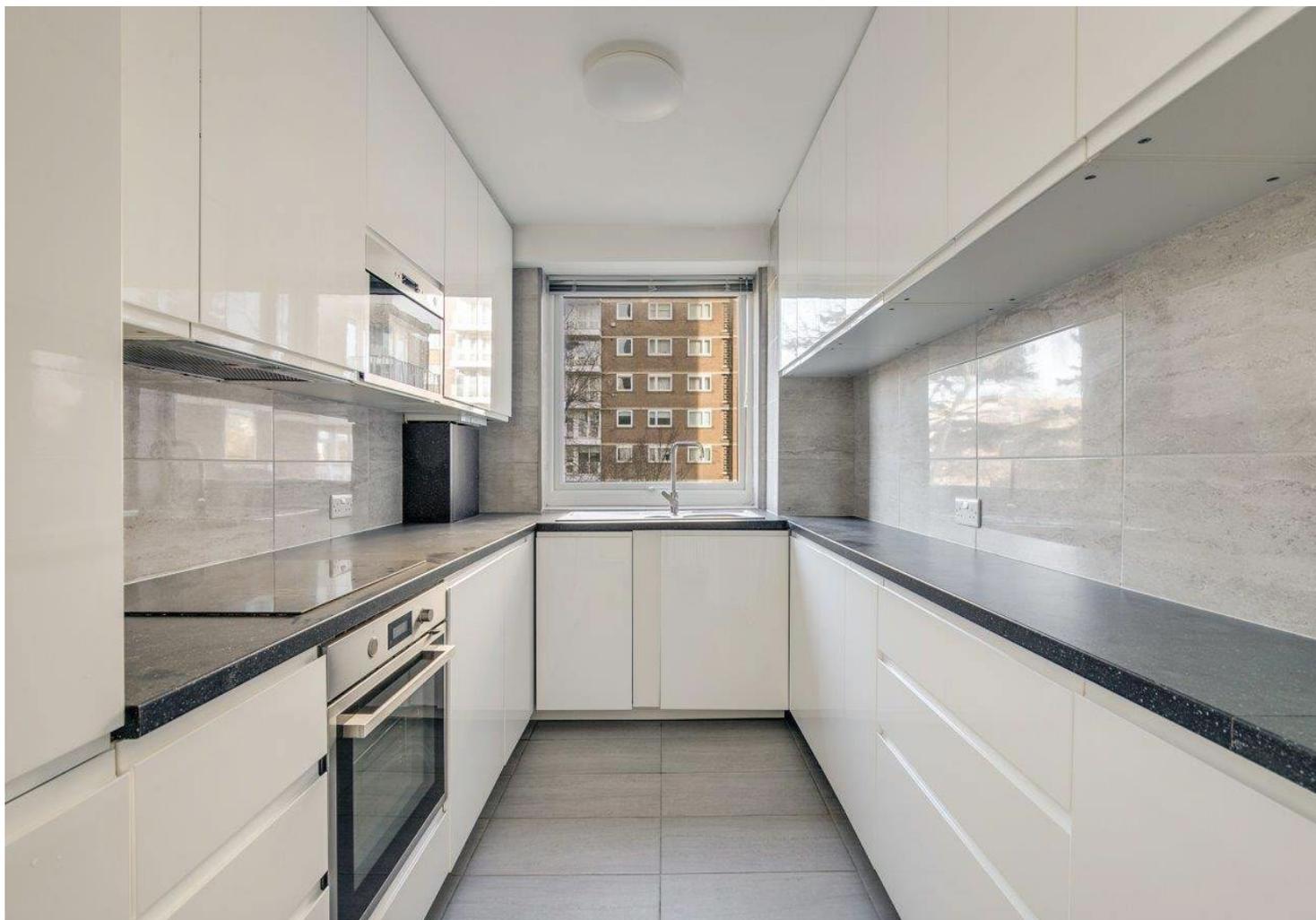
- Spacious Reception Room
- West-facing balcony
- Separate Kitchen
- Two double bedrooms
- Family bathroom
- Guest cloakroom

## AMENITIES

- Designated parking for one car
- Porterage
- Lift

COUNCIL TAX: F

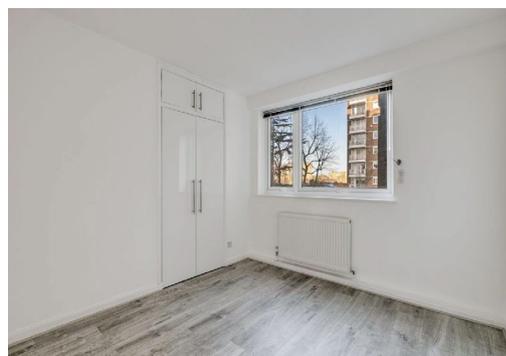
EPC RATING: C



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## Buttermere Court, NW8

Approximate gross internal area  
76.27 sq m / 821 sq ft



Second Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.