

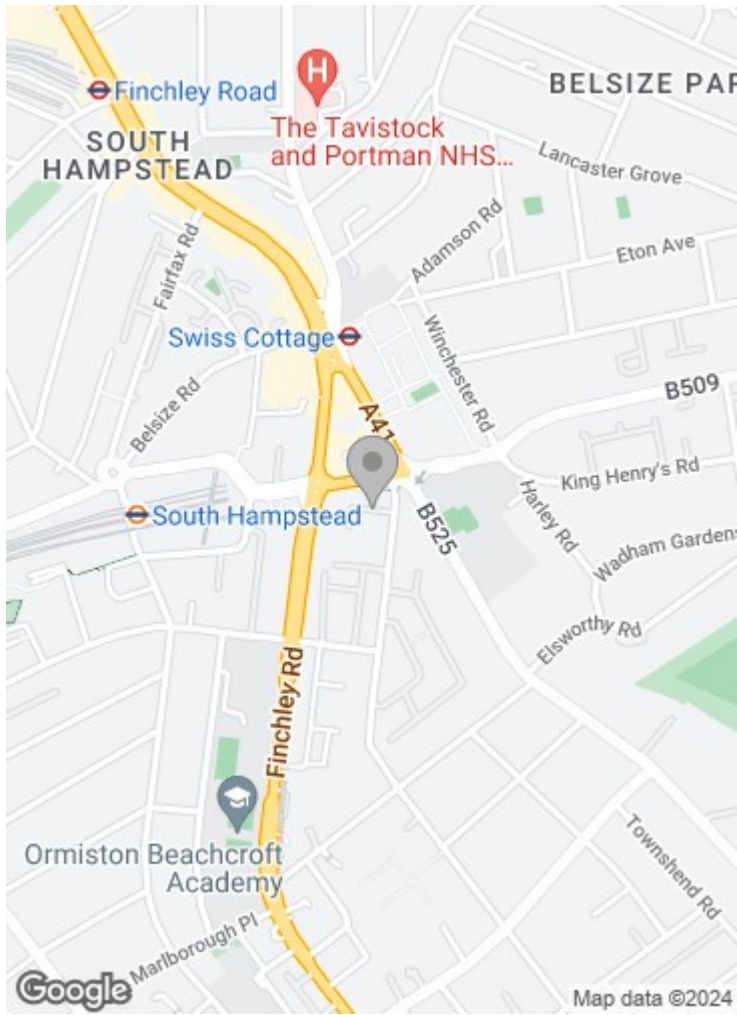


**St. Johns Wood Park
London NW8 6NH**

£2,295 per week

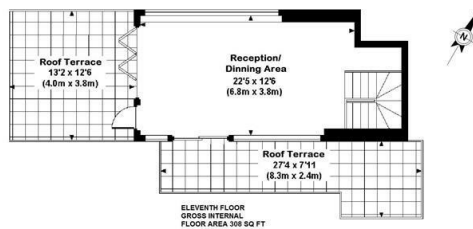
We are pleased to offer this magnificent modern duplex penthouse apartment located in a gated development of one of St John's Wood's most sought after locations. The property comprises four double bedrooms with bathrooms and has been designed with stunning contemporary features including glass staircases, comfort cooling and state of the art fixtures and fittings and offers outstanding views across London. Further benefits include an enormous roof terrace, fully fitted kitchen, lutron lighting, comfort cooling and sophisticated audio visual system throughout.

Boydell Court is located close to the local amenities and transport links of Swiss Cottage and St John's Wood including their Underground Stations (Jubilee Line).



1012 BOYDELL COURT

Gross Internal Area 1649 sq ft / 153.19 sq m
Roof Terrace 484 sq ft / 45.1 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. DE-Ph2TOGRAPhy.NET

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92.5	A	42.5
B	81.5	B	32.5
C	69.0	C	22.5
D	55.0	D	12.5
E	39.0	E	7.5
F	29.0	F	4.5
G	13.0	G	1.5