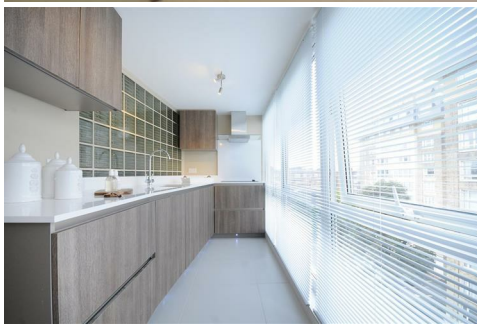


CHARMILL

RESIDENTIAL



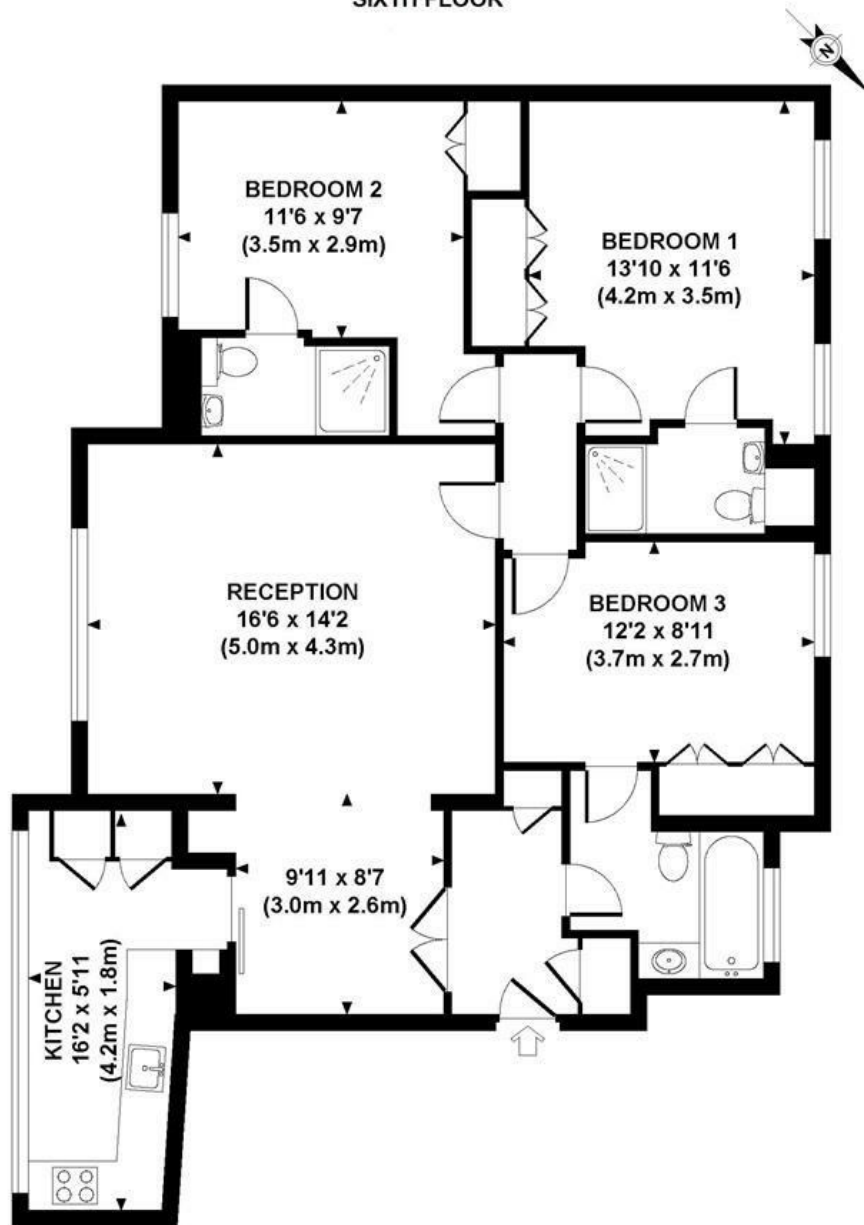
St John's Wood Park, St John's Wood NW8

A luxurious three double bedroom apartment available on a furnished/unfurnished basis within a gated purpose built block in St John's Wood. The apartment which is on the sixth floor, comprises a principal bedroom with en-suite bathroom, two further double bedroom, two further bathrooms, fully fitted kitchen and a bright reception room. This superb flat is fully air conditioned and further benefits from a 24 hour porter. St John's Wood is one of the most sought after residential areas in London, situated next to Regent's Park which offers a peaceful village atmosphere but yet only minutes from London's West End. The flat is conveniently located for the transport facilities at St John's Wood and Swiss Cottage Underground stations (Jubilee line).

- Three bedrooms
- Three bathrooms
- 24 hour porter
- Secure Development
- Furnished/Unfurnished
- Sixth floor

£1,300

46 BOYDELL COURT
SIXTH FLOOR



APPROXIMATE GROSS INTERNAL AREA 1062 SQ FT / 99 SQ M

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 70 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | 54 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

