

# CHARMILL

## RESIDENTIAL



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

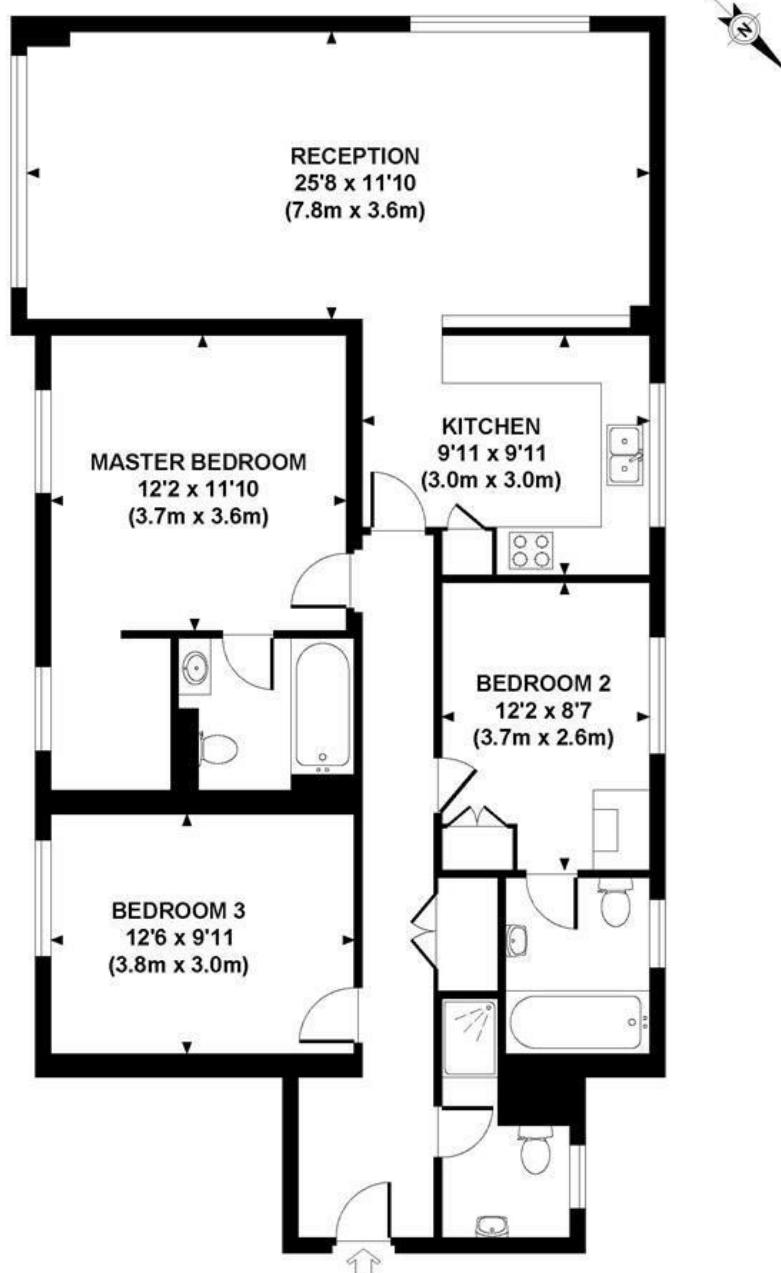
A stunning three double bedroom apartment available furnished/unfurnished within this gated purpose built block in St John's Wood. The apartment is set on the seventh floor and comprises a principal bedroom with en-suite bathroom, further double bedroom with en-suite bathroom, third bedroom, family shower room, separate fully fitted integrated kitchen and a reception/dining room. The apartment further benefits from air conditioning and 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 offering a peaceful village atmosphere but yet only minutes from London's West End. The apartment is conveniently located for the shopping and transport facilities of St John's Wood and Swiss Cottage (Jubilee line).

£1,300

- Three bedrooms
- Two bathrooms and one shower room
- Fully fitted kitchen
- Seventh floor
- 24 hour porter
- Heating and hot water included
- Pet friendly
- Air Conditioning

50 Boydell Court  
Seventh Floor



APPROXIMATE GROSS INTERNAL AREA 1119 SQ FT / 104 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                           |                         |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                         |                         |
|----------------------------------------------------|-------------------------|-------------------------|------------------------------------------------|-------------------------|-------------------------|
|                                                    | Current                 | Potential               |                                                | Current                 | Potential               |
| <i>Very energy efficient - lower running costs</i> |                         |                         |                                                |                         |                         |
| (92 plus) A                                        |                         |                         | (92 plus) A                                    |                         |                         |
| (81-91) B                                          |                         |                         | (81-91) B                                      |                         |                         |
| (69-80) C                                          |                         |                         | (69-80) C                                      |                         |                         |
| (55-68) D                                          |                         |                         | (55-68) D                                      |                         |                         |
| (39-54) E                                          |                         |                         | (39-54) E                                      |                         |                         |
| (21-38) F                                          |                         |                         | (21-38) F                                      |                         |                         |
| (1-20) G                                           |                         |                         | (1-20) G                                       |                         |                         |
| <i>Not energy efficient - higher running costs</i> |                         |                         |                                                |                         |                         |
| England & Wales                                    | EU Directive 2002/91/EC | EU Directive 2002/91/EC | England & Wales                                | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

