



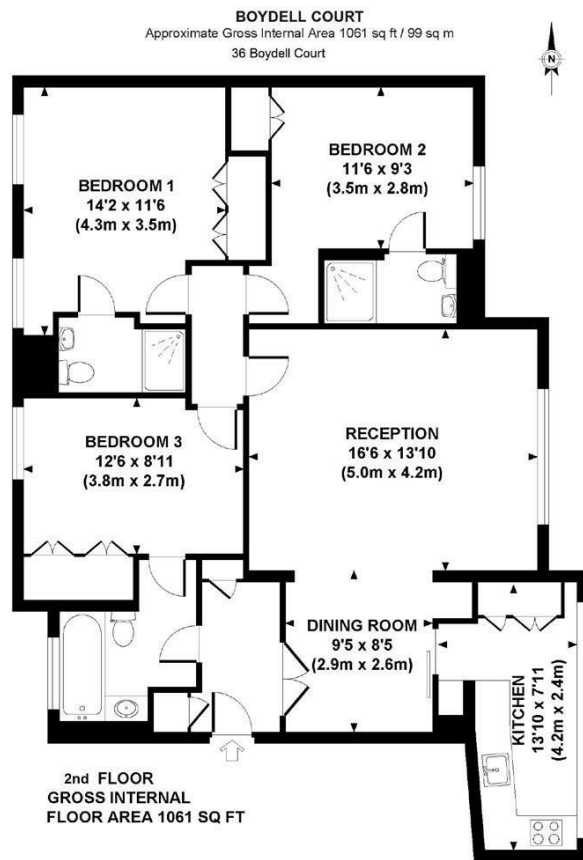
## BOYDELL COURT

ST JOHNS WOOD, NW8

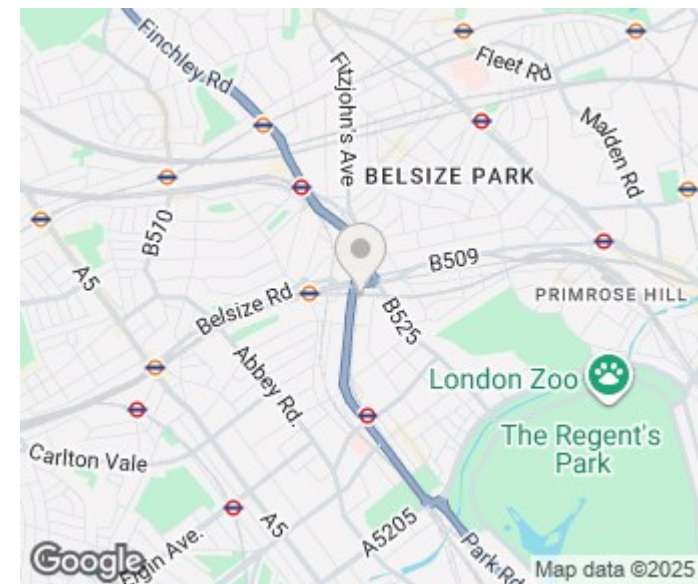
£1,300 PER WEEK

**\*PETS ACCEPTED\*** Located within the popular Boydell Court boasting on-site porter, serviced lift and secure off street parking, this luxury three bedroom apartment set over 1061 sq ft has been beautifully designed throughout to a high specification throughout. The property boasts a German designed kitchen with integrated Bosch appliances and Italian stone worktops, grand reception and dining room, three en-suite double bedroom with fitted wardrobes and multi-jet showers. Further benefits include double glazing, air-con and an ideal location less than five minutes walk from Swiss Cottage underground station (Jubilee line) and amenities including the Odeon Cinema and Swiss Cottage Leisure Centre. Call now to arrange a viewing.

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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-PHOTOGRAPHY.NET



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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