



Apartment

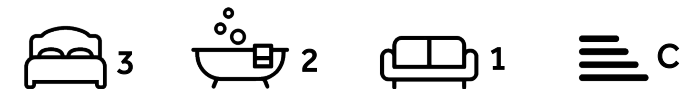
**St. Johns Wood Park  
London  
NW8 6NG**

**£1,100 Per week**

**Council Tax Band: F**

#### FEATURES

- 3 Bedrooms
- Open Plan Kitchen / Reception Room
- Heating & Hot Water Included
- 24 Hour Concierge
- 2 Bathrooms
- Air Conditioning



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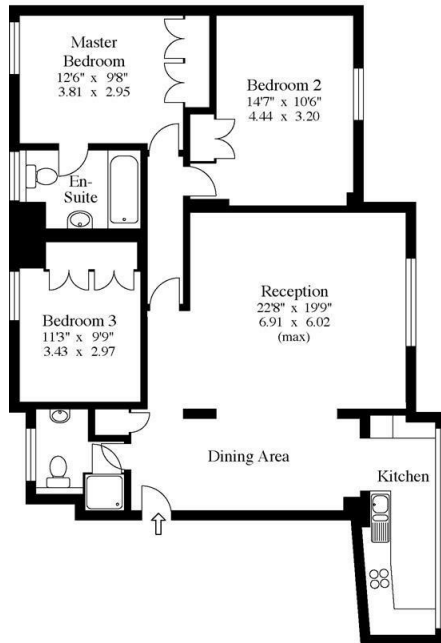




# 3 Bedroom Apartment located in London

A modern and recently refurbished three bedroom, three bathroom apartment situated on the seventh floor of a well presented purpose built block located 0.5m from St Johns Wood underground station (Jubilee Line). This fantastic property benefits from having air conditioning and double glazed windows throughout and comprises, spacious open plan kitchen/reception room, principal bedroom with built in storage and en-suite bathroom, second bedroom with en-suite shower room, third bedroom and a family shower room. Additional benefits include, first come first serve parking and an on site 24 hour concierge.

79 Boydell Court  
St Johns Wood Park  
NW8.  
Approx Gross Floor Area = 1093 Sq. Feet  
= 101.5 Sq. Metres




Seventh Floor

For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd. Tel: 0113 258 7607

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 are advised to recheck the measurements.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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 2002/91/EC 	

Call us on

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