



Viewings by appointment
0207 483 2611

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Boydell Court, NW8 6NL

£5,633 *fees apply



This beautifully furnished three-bedroom apartment offers refined living just a 5-minute walk from Swiss Cottage station. Set on the first floor, the property features three generously sized en-suite bedrooms, ideal for professionals or sharers seeking both comfort and privacy.

A large, light-filled reception room provides the perfect space to relax or entertain, complemented by a separate dining room and a fully equipped kitchen. Stylishly finished throughout, this home blends tasteful design with practical living.

With excellent transport links and an array of shops, cafes, and amenities nearby, this apartment is a rare find in a sought-after location.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: F
EPC Rating: D



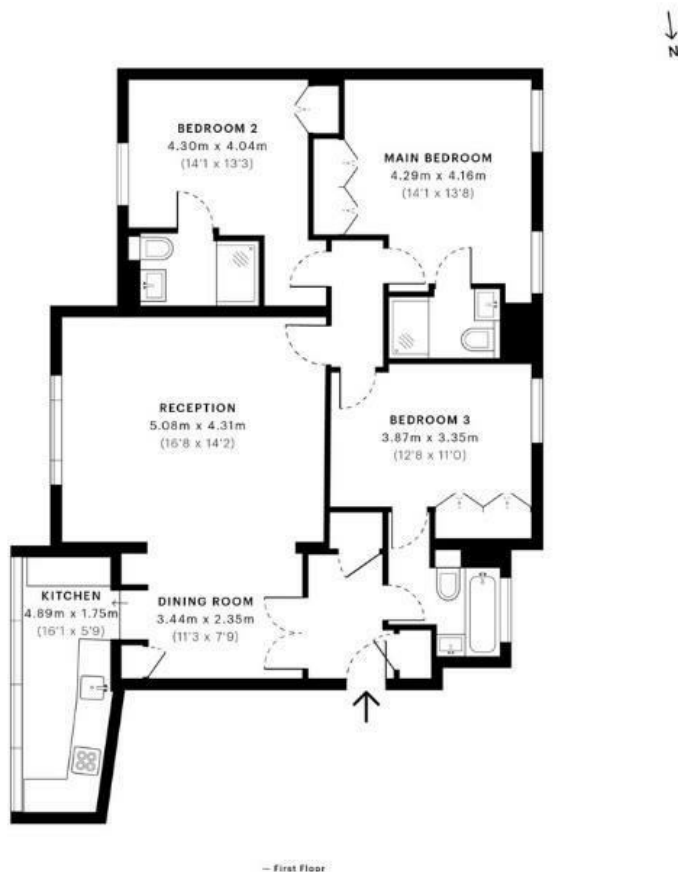
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CAPTURE DATE 28/10/2021 LASER SCAN POINTS 3,318,228

GROSS INTERNAL AREA

100.69 sqm / 1083.82 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
100.69 sqm / 1083.82 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes equipment, structural head height
92.78 sqm / 998.78 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, stairs etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating

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

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7-8 Regency Parade
London, NW3 5EG

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lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk



*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.