



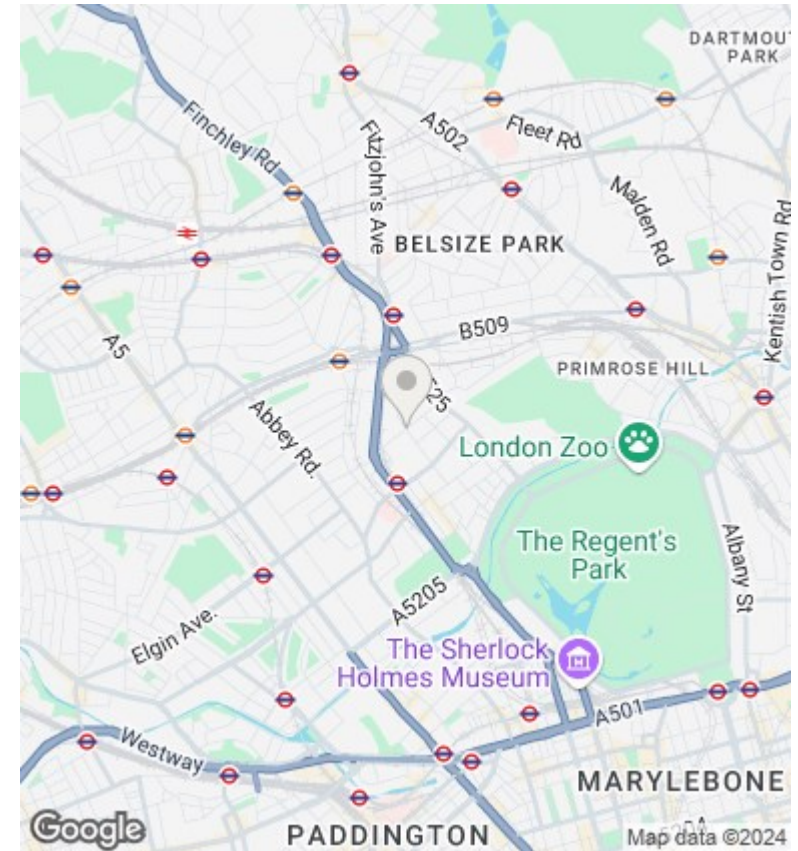
Boydell Court, St. Johns Wood Park, London, NW8 NW8 6NG
£1,400 Per Month



Space verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

GROSS INTERNAL AREA (GIA) including fit-out gross area: 100.77 sqm / 1084.68 sqft
 NET INTERNAL AREA (NIA) excluding self-storage, plant rooms, lift shafts, etc.: 92.58 sqm / 996.52 sqft
 EXTERNAL STRUCTURAL FEATURES (including shared spaces): 0.00 sqm / 0.00 sqft
 UNSTRUCTURED DEAD WEIGHT (including lift shafts, etc.): 0.08 sqm / 0.86 sqft
 GIA excl. dead weight: 100.33 sqm / 1079.52 sqft
 NIA excl. dead weight: 92.58 sqm / 996.52 sqft

[www: 10077sqm.net/108468sqft](http://www.10077sqm.net/108468sqft)



Viewings

Viewings by arrangement only.
Call 02077225022 to make an appointment.

Council Tax Band

F

EPC Rating:

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