



This recently renovated and beautifully presented apartment offers three spacious double bedrooms within the popular Boydell Court complex, centrally positioned in St John's Wood.

Situated on the first floor, the apartment showcases an open-plan kitchen, reception, and dining area, perfect for hosting guests.

Each of the three bedrooms includes built-in wardrobes, with two featuring en-suite bathrooms and an additional family bathroom available.

Additional features include air-conditioning throughout, a 24-hour concierge service, elevator access, and the option to rent a parking space separately.

Boydell Court provides easy access to the amenities and transportation options of Swiss Cottage and St John's Wood.

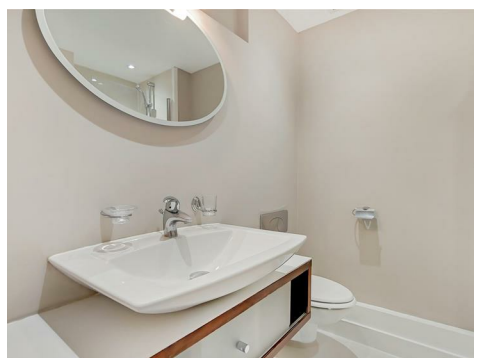
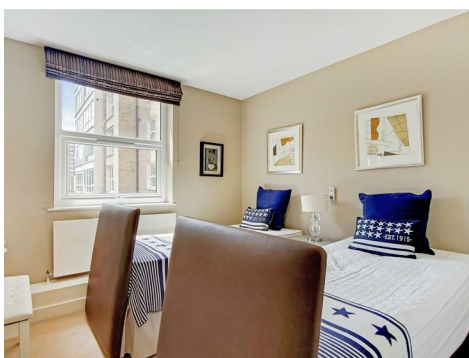
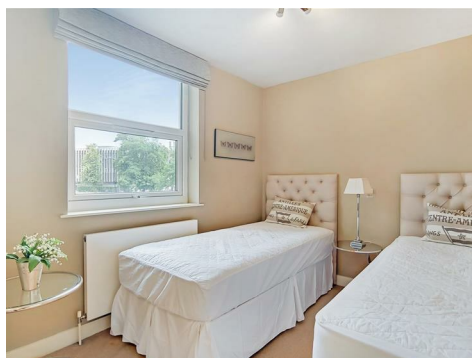
Boydell Court, St. Johns  
Wood Park

NW8 6NJ

£1,200 Per Week

Subject to Contract

# FOXGREGORY



# FOXGREGORY

SD Investments & Management

Boydell Court, NW8

CAPTURE DATE: 02/07/2020 LASER SCAN POINTS: 28,833,209

GROSS INTERNAL AREA

108.64 sqm / 1169.39 sqft



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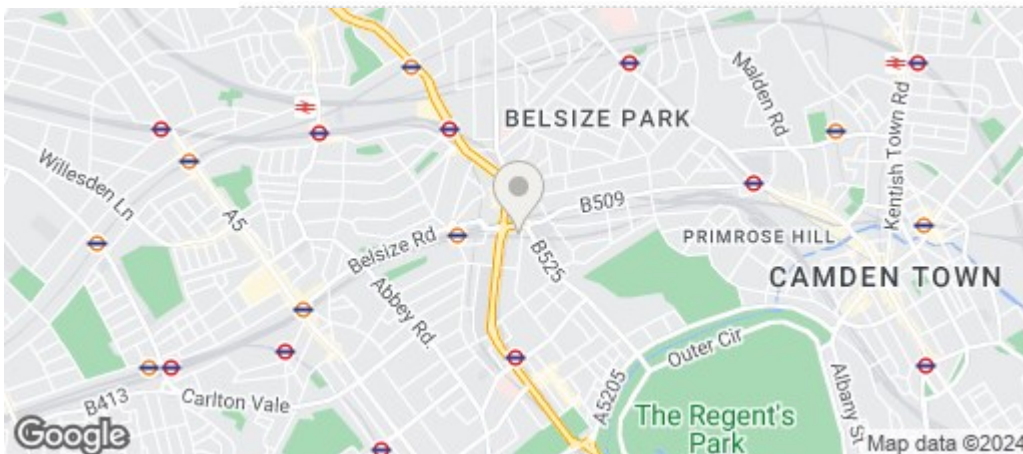
— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
108.64 sqm / 1169.39 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes mezzanines, restricted head height  
98.92 sqm / 1064.77 sqft

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

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



## 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>		
(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	