



Recently refurbished three bedroom, three bathroom apartment of approximately 1,114 sqft/104sqm, set within a secure purpose built portered block. This apartment comprises a separate fully fitted kitchen, a large sized reception, three double bedrooms and three bathrooms. The property further benefits from 24 hour concierge, a lift and parking. Boydell Court is well located for St. John's Wood and Swiss Cottage underground stations and amenities of both St. John's Wood High Street and Finchley Road. Council Tax Band: F (Camden)

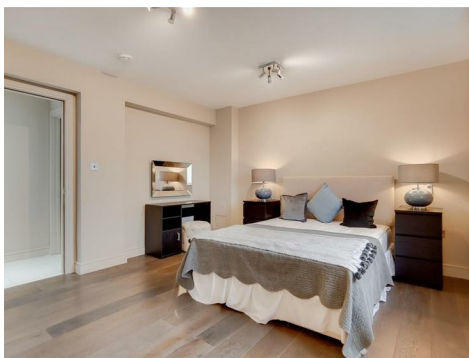
St. Johns Wood Park

NW8 6NJ

£1,200 Per Week

Subject to Contract

# FOXGREGORY



# FOXGREGORY

SD Investments & Management

Boydell Court, NW8

CAPTURE DATE: 27/10/2020 LASER SCAN POINTS: 90,258,564

GROSS INTERNAL AREA

103.58 sqm / 1114.93 sqft

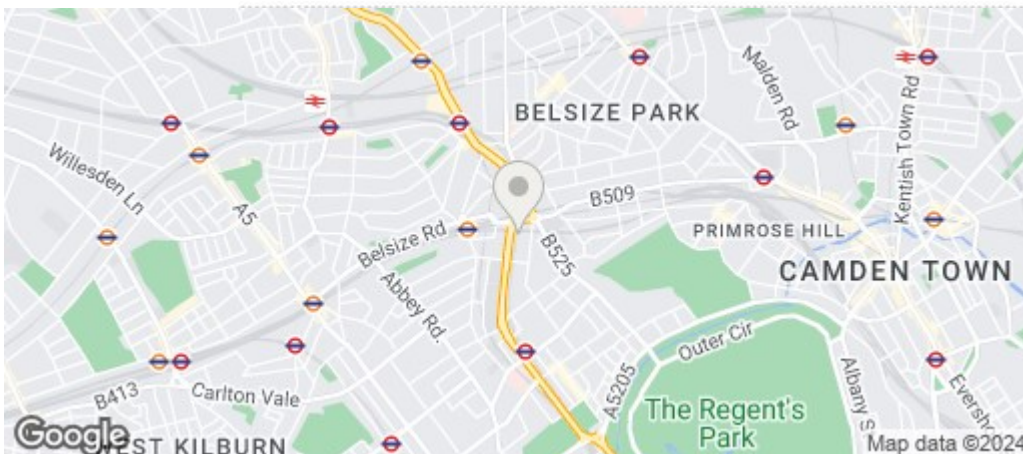


GROSS INTERNAL AREA (GIA)  
The footprint of the property  
103.58 sqm / 1114.93 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
95.77 sqm / 1030.86 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>72</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	