

## Boydell Court, St Johns Wood Park



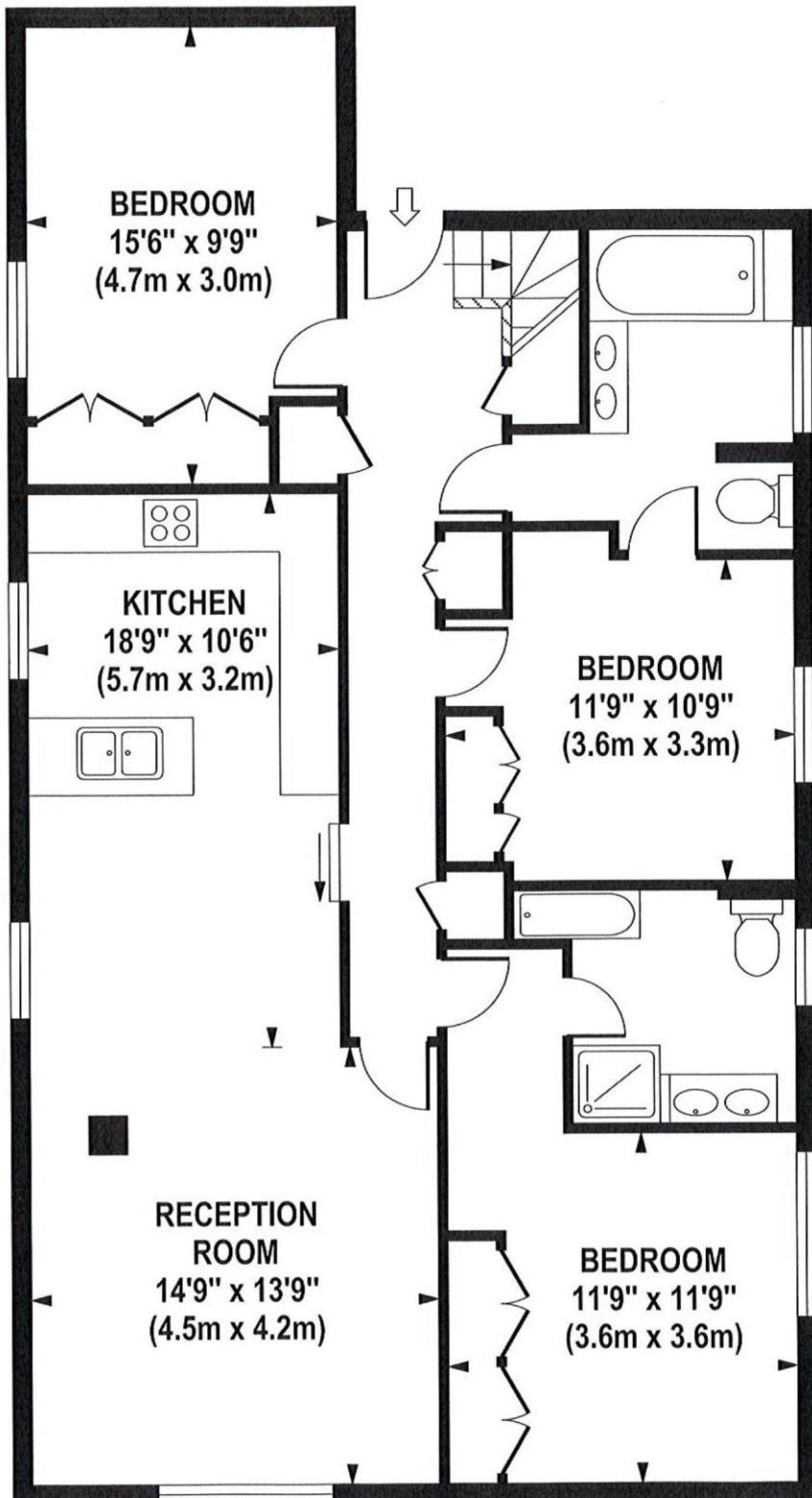
- 3 bedroom, 3 bathroom, 1580 sq ft penthouse apartment over 10th & 11th floors
- St John's Wood High Street, Primrose Hill, Lords Cricket Ground and Regent's Park close by
- Stunning reception with wood flooring. Open plan luxury fitted kitchen. Stunning roof terrace
- Close to Swiss Cottage and St John's Wood stations,
- Double glazed windows. Fully air-conditioned. Lift, 24 hr security. Parking could be made available
- EPC Band C. Council Tax Band H



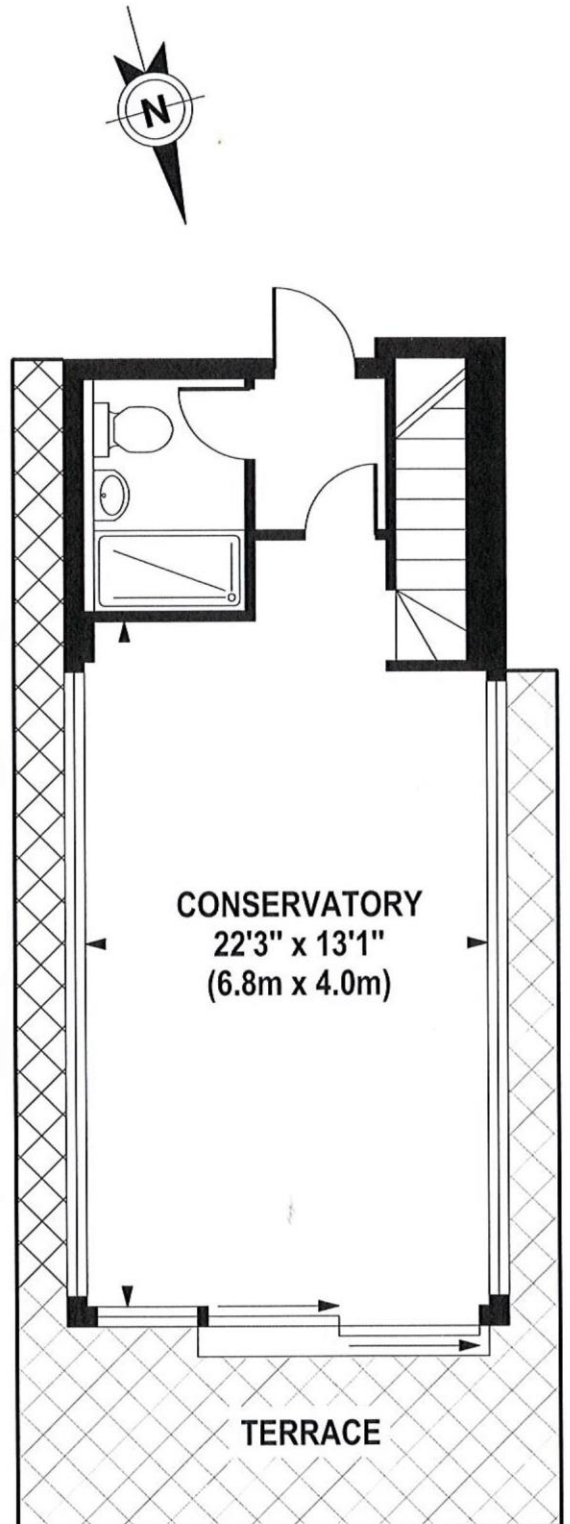
**Weekly Rental £1950 Monthly £8450**

# BOYDELL COURT

Approximate Gross Internal Area 1560 sq ft / 144.9 sq m



**TENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 1170 SQ FT**



**ELEVENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 390 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



# Energy performance certificate (EPC)

Flat 1011 Boydell Court St. Johns Wood Park LONDON NW8 6NH	Energy rating <b>C</b>	Valid until: <b>2 September 2026</b>
		Certificate number: <b>0028-1089-7291-4666-9914</b>

## Property type

Top-floor flat

## Total floor area

116 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	72 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.