



St. Johns Wood Park, London NW8 6NJ

**WAYNE
& SILVER**

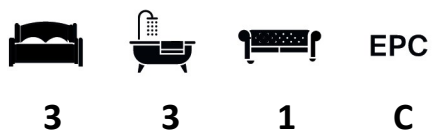
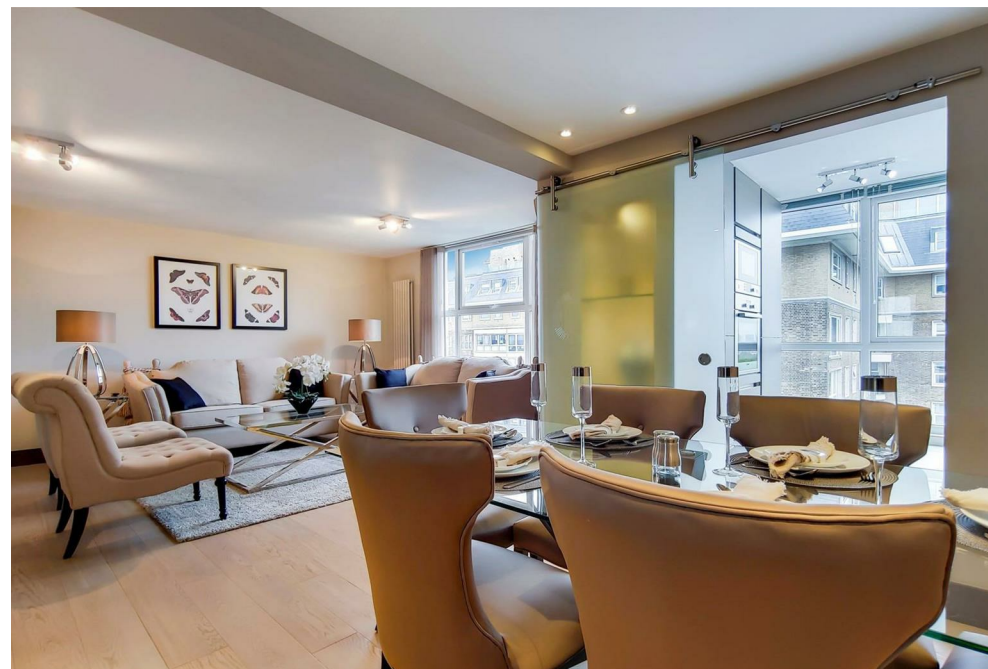
St. Johns Wood Park, London NW8 6NJ

A beautifully refurbished three-bedroom apartment set on the eight floor of this sought-after gated development, Boydell Court, NW8.

The property offers three double bedrooms with en-suites, a bright reception room and a modern fitted kitchen with Bosch and Miele appliances. Finished to a high standard, it features air conditioning, wooden flooring, LED lighting, and double glazing throughout.

Residents benefit from 24-hour concierge, a passenger lift, video entry system, and secure gated access.

Ideally located close to the shops, cafés and transport links of St John's Wood and Swiss Cottage, this apartment combines luxury, comfort and convenience in one of NW8's most desirable developments.



Guide price: £5,633 Per Month

Tenure:

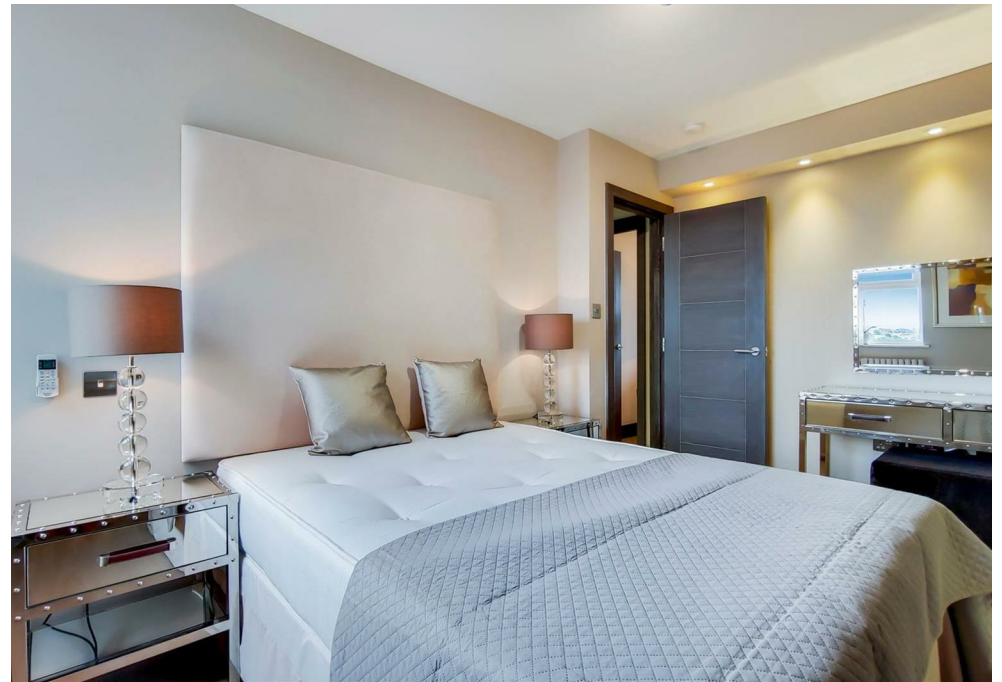
Service Charge: Add text here

Local Authority:

Council Tax Band:









GROSS INTERNAL AREA (GIA)
The footprint of the property
100.33 sqm / 1079.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
91.91 sqm / 989.31 sqft

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

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 101.90 sqm / 1096.84 sqft
IPMS 3C RESIDENTIAL: 94.13 sqm / 1013.21 sqft

SPIC ID: 5ee8e8d0a638e70a03b03d4

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