

**PENHOUSE 1011  
BOYDELL COURT  
ST JOHN'S WOOD PARK  
LONDON  
NW8**



**Bargets Estate Agents**

**An exceptionally well-presented recently refurbished three bedroom apartment (1560 sqft/144 sqm) occupying the 10th & 11th floors of this sought after purpose built block in St John's Wood. The property comprises three double bedrooms with built in wardrobes, three bathrooms (two en-suite), spacious open plan kitchen/reception room, conservatory/living room on the 11th floor and private roof terrace with spectacular views of London. Further benefits include air conditioning, parking on a first come first serve basis, video entry-phone, passenger lift and 24-hour portering.**

**Boydell Court is well located for St John's Wood Underground station (Jubilee Line), Swiss Cottage Underground station and the amenities of both St John's Wood High Street and Finchley Road. Camden Council Tax Band: H.**

### **ACCOMMODATION & AMENITIES**

**3 Bedrooms : 3 En Suite Bathroom : Kitchen/Reception/Dining  
Room : Entertainment Room : Roof Terrace : Porter : Off Street  
Parking : Air-Conditioning : Pet Friendly**

**£2,065.00 Per Week  
Subject To Contract**





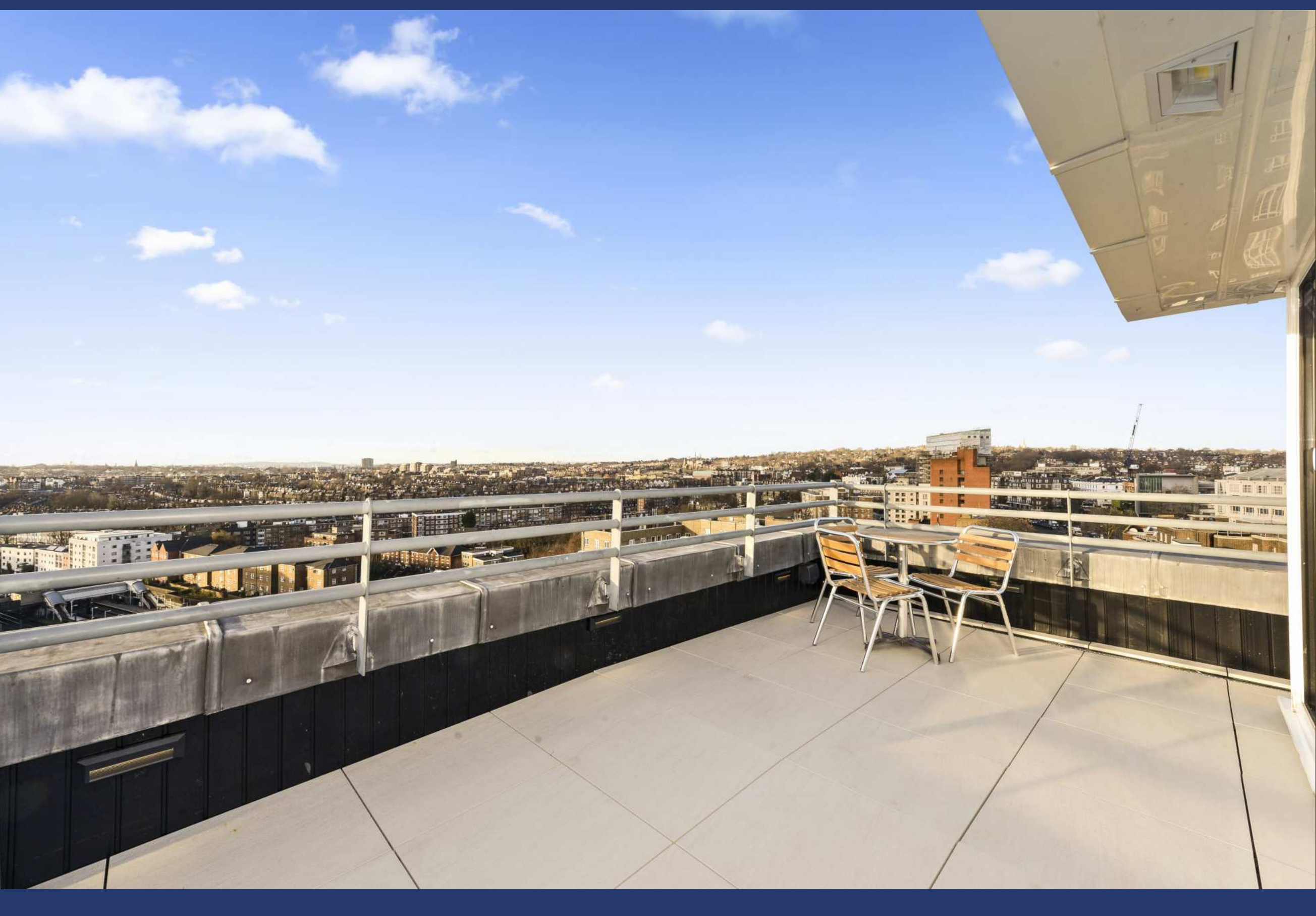






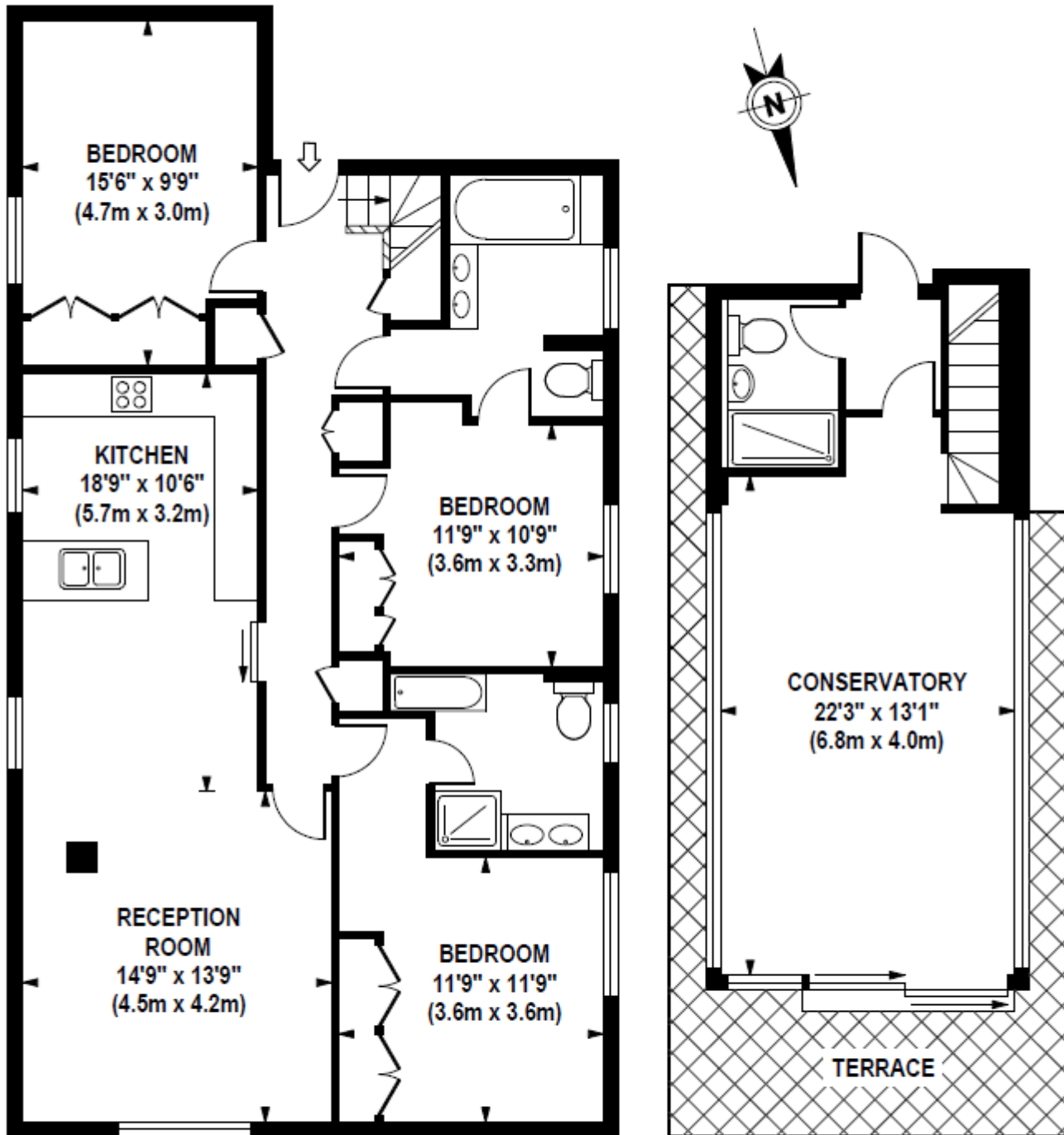






# BOYDELL COURT

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.

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