



ST JOHN'S WOOD PARK, NW8 6NH

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A stunning contemporary triplex penthouse apartment (approx 2,800 sq ft) offering open-plan entertaining spaces arranged over the 9th/10th/11th floors of a prestigious gated development and affording spectacular views.

Features include glass staircases connecting the floors and luxuriously appointed bathrooms and open plan kitchen.. The 11th floor provides a large sunroom that leads onto a private roof terrace, whilst the 3 large bedrooms with en suite facilities are arranged on the 9th floor.

Boydell Court offers 24 hour concierge, off street parking, communal gardens and on site property management. The American School and St Johns Wood High Street are approximately half a mile away.

The nearest underground station is Swiss Cottage (Jubilee Line) tube - 0.2 miles.

- 3 Bedrooms • 3 en Suite Bathrooms • Cloakroom • Double Reception Room • Kitchen • Sun Room • Private Roof Terrace • Lift • 24 Hour Concierge • Off Street Parking

EPC Rating: C Council Tax Band: G

**£2,625 PER WEEK**

**FURNISHED/UNFURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



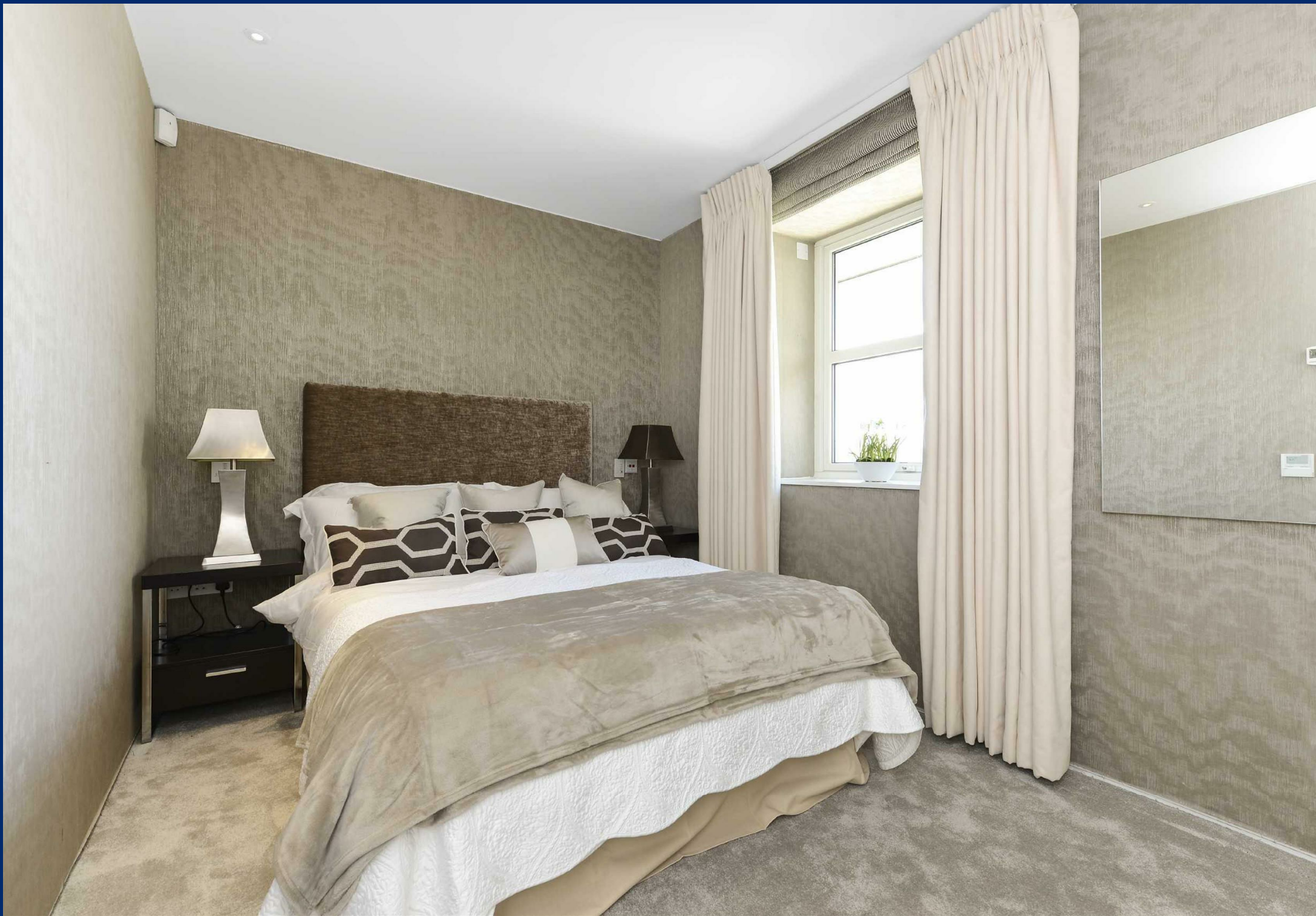




















NINTH FLOOR

Bedroom 1	7.42 x 4.13 m.	(24'4" x 13'7")
Bedroom 2	4.73 x 3.46 m.	(15'6" x 11'4")
Bedroom 3	3.65 x 2.55 m.	(12'0" x 8'4")



TENTH FLOOR

Reception/Kitchen	11.02 x 7.96 m.	(36'2" x 26'1")
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ELEVENTH FLOOR

Conservatory	3.40 x 2.70 m.	(11'2" x 8'10")
Roof Terrace	5.41 x 6.78 m.	(17'9" x 22'3")

Please note that the conservatory has been extended.

Original conservatory was 239 sq.ft (22.2sq.m) and the roof terrace was 446 sq.ft (41.4 sq.m)

The new conservatory is 395 sq.ft ( 36.7 sq.m.) leaving a roof terrace of 259 sq.ft (24.0 sq.m.)

penthouse 1102