



# Boydell Court, St. Johns Wood Park | London | NW8

£1,400 Per Week |

 3  3  1  D

**ADN**  
RESIDENTIAL

A modern and well presented three bedroom, three bathroom apartment situated on the fourth floor of a well presented purpose built block located 0.5m from St Johns Wood underground station (Jubilee Line). This fantastic property benefits from having air conditioning and double glazed windows throughout and comprises, spacious reception room, modern kitchen, principal bedroom with built in storage and en-suite family shower room, second bedroom with en-suite bathroom, third bedroom, separate WC and study. Additional benefits include, first come first serve parking and an on site 24 hour concierge.

- Three bedrooms
- Spacious reception room
- Separate WC
- Three bathrooms
- Modern kitchen
- 24 hour concierge

Council Tax Band: F  
EPC: D

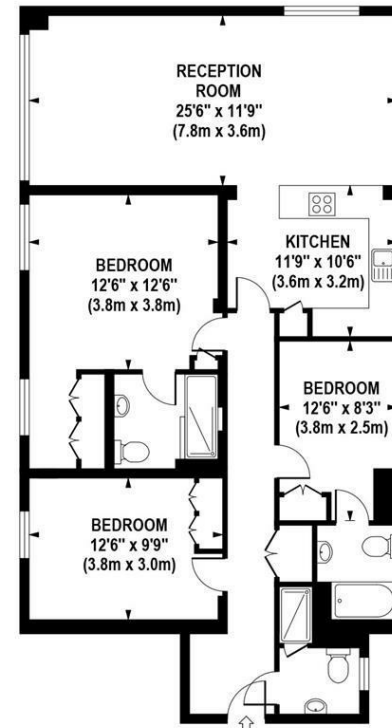






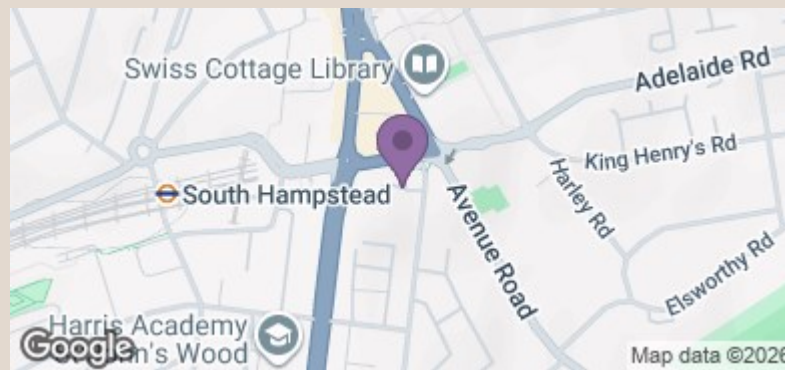
## BOYDELL COURT

Approximate Gross Internal Area 1150 sq ft / 106.8 sq m



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 1150 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. DE-PHOTOGRAPHY.NET



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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