



## Boydell Court, St John's Wood, NW8 £5,633 Per Month Furnished/unfurnished

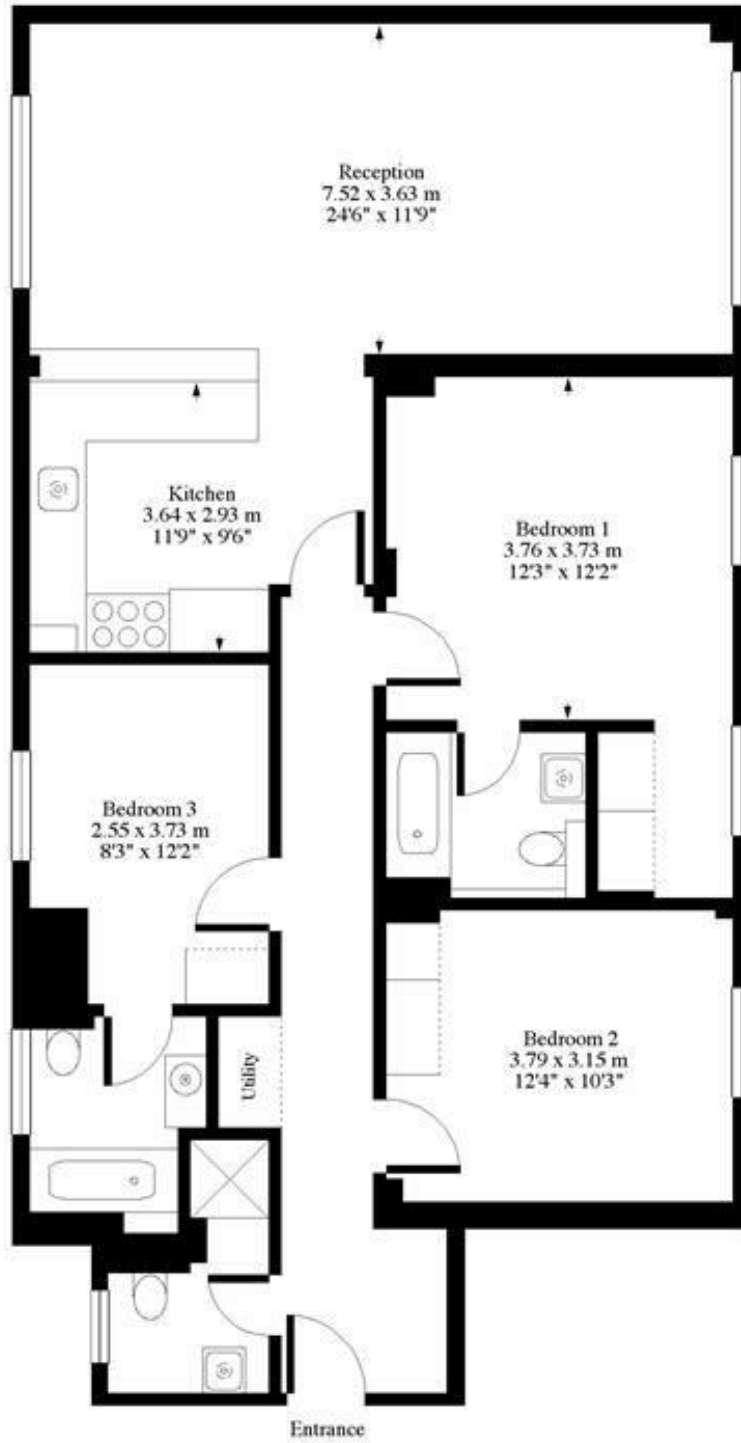
Interior designed to a very high spec, some features of this property include air conditioning, double glazed windows, ample storage, wood flooring in bedrooms and LED efficient lighting throughout with dimmer switches. This luxurious, furnished property comprises a large reception room with dining area, separate fully fitted contemporary German kitchen with Italian stone worktops, three double bedrooms all with en-suite fully tiled bathrooms and multi-jet power showers. This well maintained block benefits from on-site concierge and is well located for St John's Wood and Swiss Cottage tubes (Jubilee Line) and the fantastic shopping, restaurant and transport amenities of both St John's Wood High Street & Finchley Road. This block is also ideal for students at the American School, located only a short walk away.



FLAT 16 BOYDELL COURT  
St.Johns Wood Park, NW8



Approx. Gross Floor Area = 105 sq.meters • 1134 sq.feet



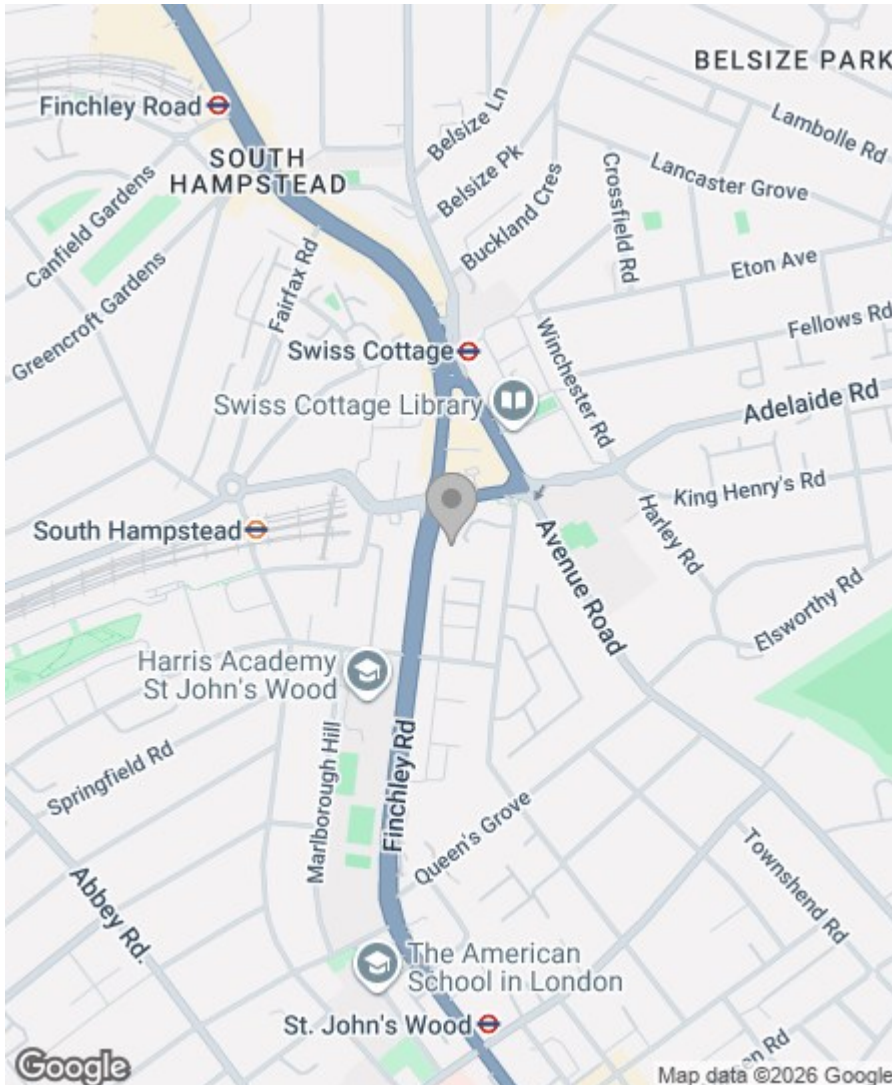
FOURTH FLOOR

## Property Overview

Location	St John's Wood, NW8
Price	£5,633 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	F
Furnishing	Furnished/unfurnished

## Key Features

- Portered Building
- Luxurious Development
- Parking By Separate Negotiation
- 3 Bedrooms
- 3 Bathrooms
- Off Street Parking
- Close to Transport Links
- Available 11th October



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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