

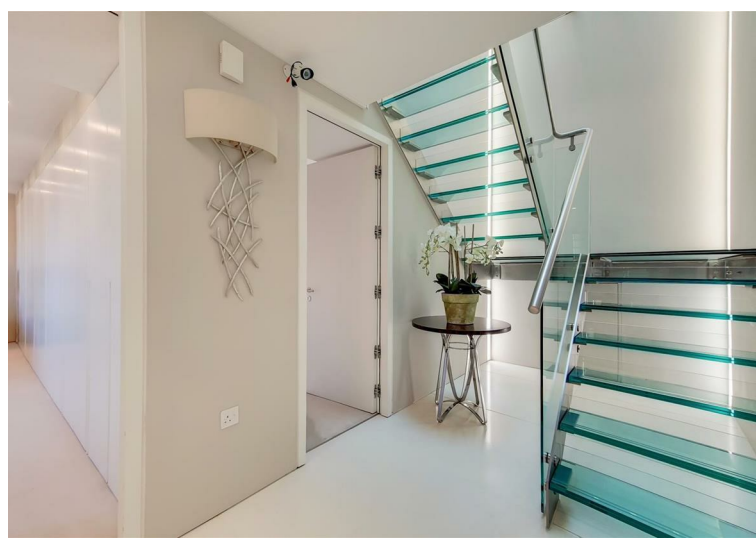


Boydell Court, St Johns Wood, NW8 £10,616 Per Month Furnished

A superb penthouse apartment set within this gated development offering 24 hour portage and off street parking. The apartment offers double glazed windows, air conditioning, fully fitted kitchen and wooden floors to the reception areas.

The property arranged on the 9th, 10th an 11th floors, consists of two double bedrooms with fitted wardrobes, two bathrooms, spacious reception and modern kitchen with Bosch appliances.

Boydell Court benefits from excellent transport amenities with Swiss Cottage Underground Station (Jubilee line) located approximately 150m to the north and South Hampstead Station (overground) located approximately 350m to the west.





 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
188.44 sqm / 2028.35 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
166.96 sqm / 1797.14 sqft

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

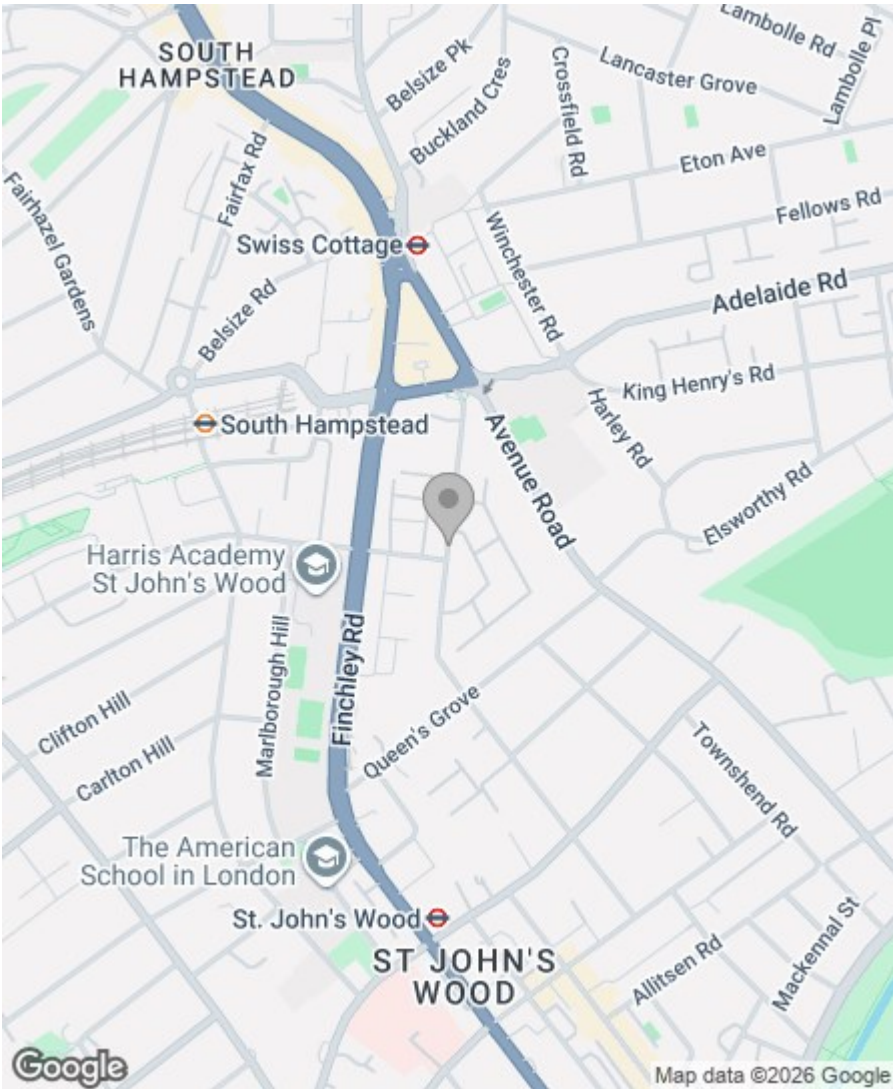
 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
1.54 sqm / 16.58 sqft

Property Overview

Location	St Johns Wood, NW8
Price	£10,616 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	G
Furnishing	Furnished

Key Features

- Penthouse
- 24 hour porter
- High Specification
- Secure block
- Air conditioning
- Roof terrace
- Conservatory
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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