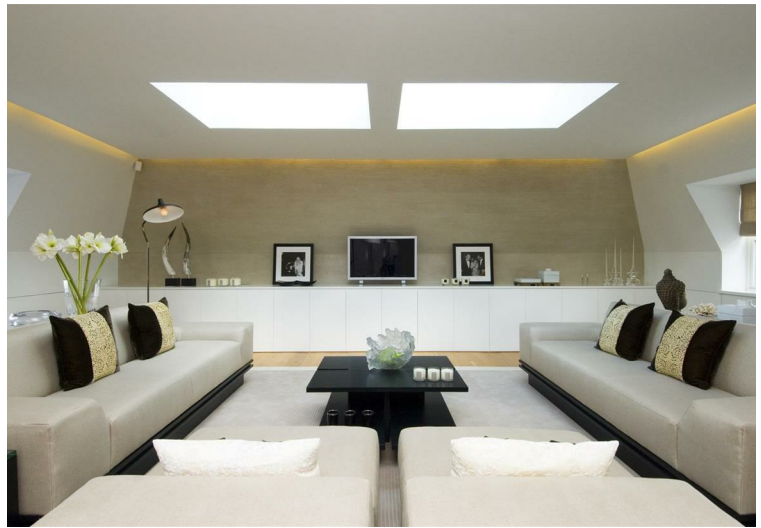
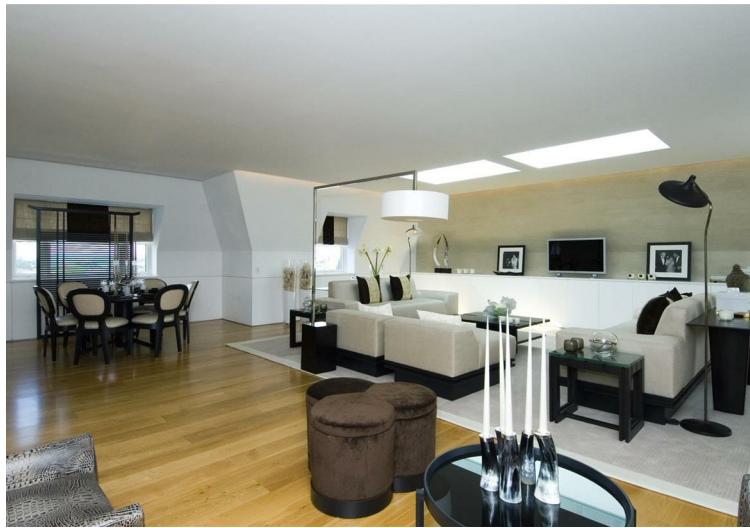




Boydell Court, St Johns Wood, NW8 £10,833 Per Month Furnished/unfurnished

A superb newly refurbished penthouse apartment set within this gated development offering 24 hour porters 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 10th and 11th floors, consists of five double bedrooms with fitted wardrobes, four fully tiled bathrooms with multi-jet power showers, 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.





NINTH FLOOR

Bedroom 1	5.51 x 4.27 m.	(18'1" x 14'0")
Bedroom 2	4.63 x 4.47 m.	(15'2" x 14'8")
Bedroom 3	4.78 x 3.17 m.	(15'8" x 10'5")



TENTH FLOOR

Reception	9.51 x 9.14 m.	(31'2" x 30'0") max
Kitchen	4.86 x 2.94 m.	(15'11" x 9'8")



ELEVENTH FLOOR

Conservatory	4.05 x 4.00 m.	(13'4" x 13'1") max
Roof Terrace	10.45 x 7.00 m.	(34'3" x 23'0") max

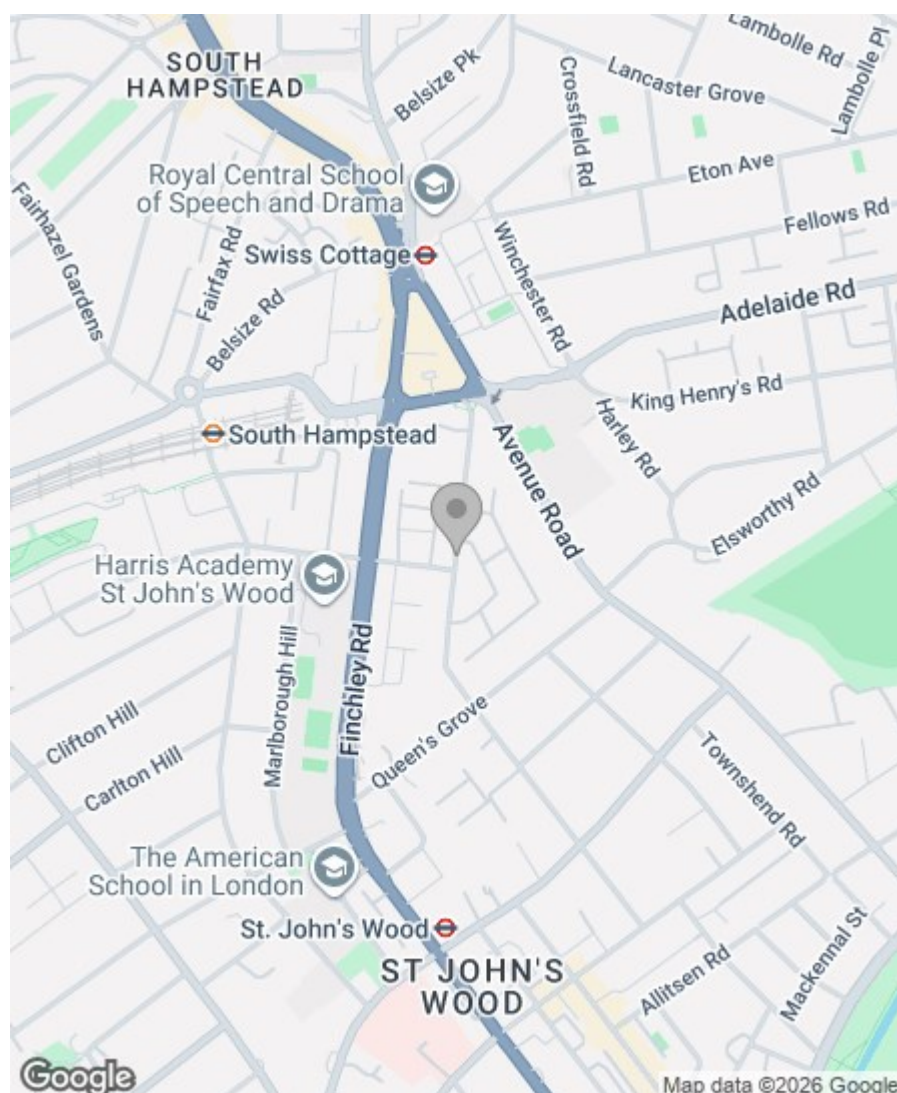
penthouse 1104

Property Overview

Location	St Johns Wood, NW8
Price	£10,833 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	H
Furnishing	Furnished/unfurnished

Key Features

- Penthouse
- 24 hour Concierge
- 3 Bedrooms
- 3 Bathrooms
- Roof Terrace
- High spec finish
- Furnished/Unfurnished
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).