

CHARMILL

RESIDENTIAL



Boydell Court, St John's Wood NW8

£1,500



St. Johns Wood Park



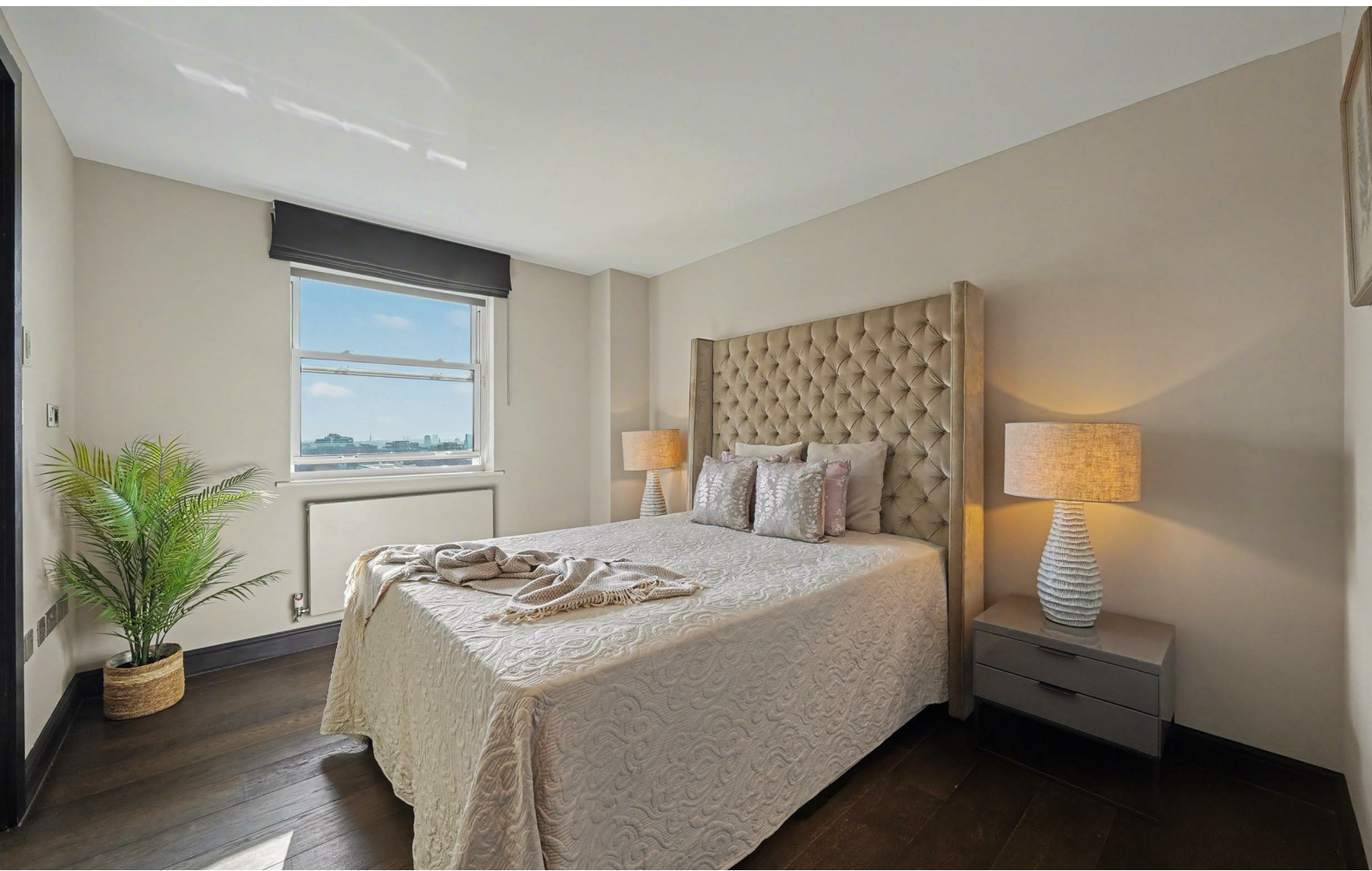
Description

A stunning three double bedroom apartment available furnished/unfurnished within this gated purpose built block in St John's Wood. The apartment is set on the ninth floor and comprises a principal bedroom with en-suite shower room, a further two double bedrooms with en-suite bathrooms, a cloakroom and an open plan kitchen and reception/dining room. The apartment further benefits from air conditioning, heating and hot water included as well as a 24 hour porter.

St John's Wood is one of the most sought after residential areas in London, situated next to Regent's Park offering a peaceful village atmosphere but yet only minutes from London's West End. The apartment is conveniently located for the shopping and transport facilities of St John's Wood and Swiss Cottage (Jubilee line).

- Three double bedrooms with en suites shower/bath rooms
- Ideal location
- Air Conditioning
- Pet friendly
- Available on a furnished/unfurnished basis
- Heating & Hotwater included
- 24 hour porter





Floor Plan



KITCHEN/RECEPTION
7.86m x 6.33m
(25'1" x 20'9")

MASTER BEDROOM
3.74m x 3.64m
(12'3" x 11'11")

BEDROOM 2
3.73m x 2.68m
(12'3" x 8'10")

BEDROOM 3
3.73m x 3.51m
(12'3" x 11'5")

— Ninth Floor

102.78 sqm / 1106.31 sqft

96.19 sqm / 1035.35 sqft

0.00 sqm / 0.00 sqft

0.00 sqm / 0.00 sqft

Spec Verified

RICS

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 105.05 sqm / 1130.75 sqft
IPMS 3C RESIDENTIAL 99.07 sqm / 1066.38 sqft

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Area Map

Viewing

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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