



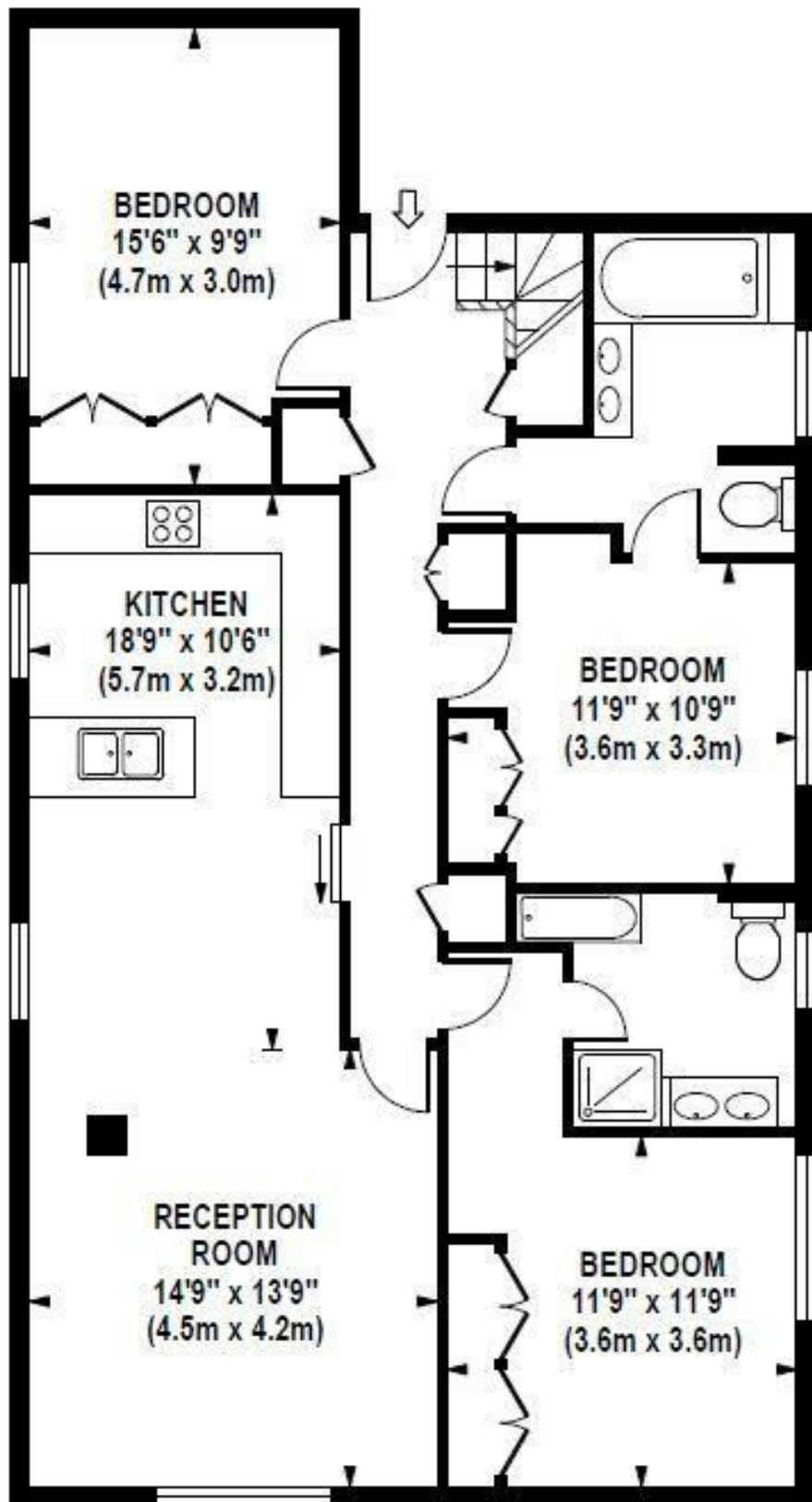
## Boydell Court, St Johns Wood, NW8 £8,948 Per Month Furnished/unfurnished

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 three double bedrooms with fitted wardrobes, three 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.

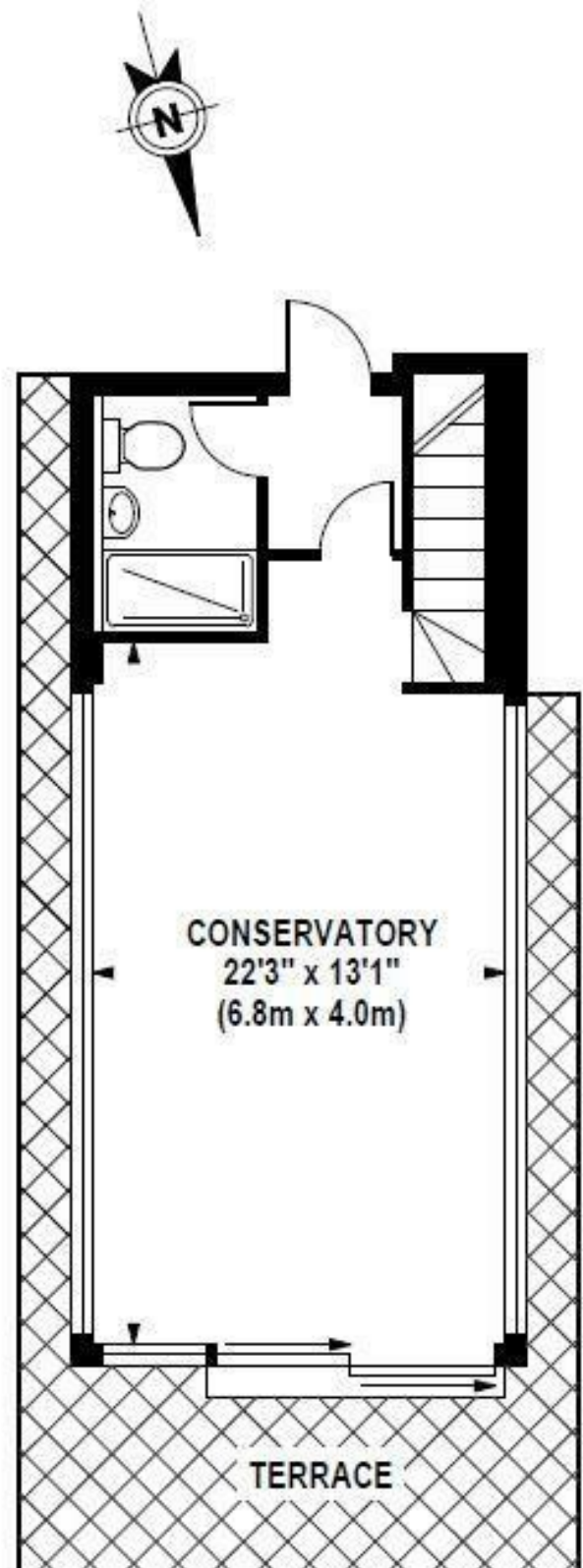


# BOYDELL COURT

Approximate Gross Internal Area 1560 sq ft / 144.9 sq m



**TENTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 1170 SQ FT**



**ELEVENTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 390 SQ FT**

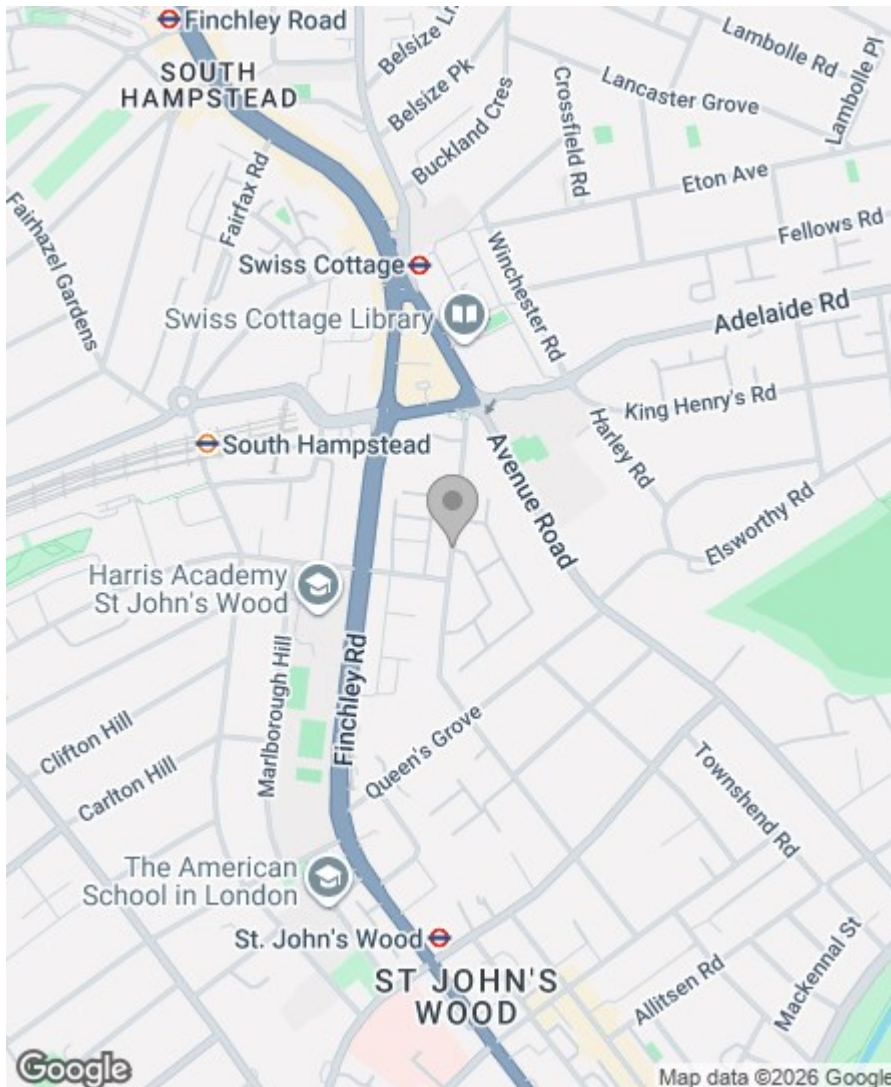
Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Property Overview


Location	St Johns Wood, NW8
Price	£8,948 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	H
Furnishing	Furnished/unfurnished

## Key Features

- Penthouse
- 24 hour porter
- 3 Bedrooms
- 3 Bathrooms
- Secure block
- High spec finish
- Furnished
- Close to Transport Links



## 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>	70	72
(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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**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).

