



BOYDELL COURT

ST JOHNS WOOD, NW8

£2,625 PER WEEK

A contemporary style triplex penthouse apartment offering fabulous open-plan entertaining space arranged over the 9th/10th/11th floors with glass staircases connecting the floors. The apartment has spectacular views from its roof terrace and is situated within a prestigious gated development set in communal gardens with parking and 24 hour concierge.

The American School and St Johns Wood High Street are approximately half a mile away. The nearest underground station is Swiss Cottage (Jubilee Line) tube - 0.2 miles.

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NINTH FLOOR
 Bedroom 1 7.42 x 4.13 m. (24'4" x 13'7")
 Bedroom 2 4.73 x 3.46 m. (15'6" x 11'4")
 Bedroom 3 3.65 x 2.55 m. (12'0" x 8'4")



TENTH FLOOR
 Reception/Kitchen 11.02 x 7.96 m. (36'2" x 26'1")

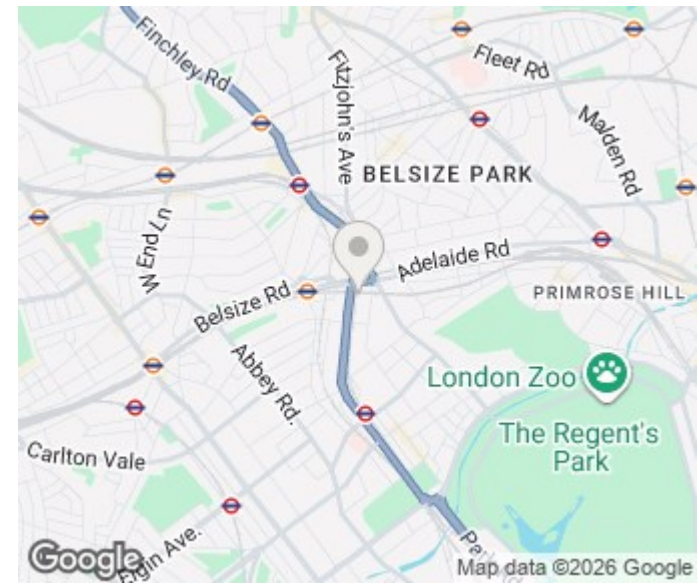


ELEVENTH FLOOR
 Conservatory 3.40 x 2.70 m. (11'2" x 8'10")
 Roof Terrace 5.41 x 6.78 m. (17'9" x 22'3")

Please note that the conservatory has been extended.

Original conservatory was 239 sq.ft (22.2sq.m) and the roof terrace was 446 sq.ft (41.4 sq.m)

The new conservatory is 395 sq.ft (36.7 sq.m.) leaving a roof terrace of 259 sq.ft (24.0 sq.m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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