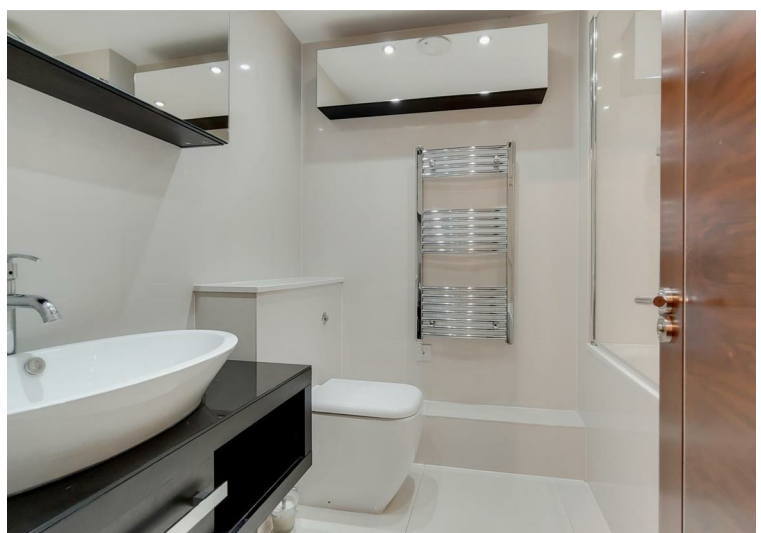




Boydell Court, St Johns Wood, NW8 £5,200 Per Month Furnished/unfurnished

A three bedroom newly refurbished apartment in 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 sixth floor, consists of 3 double bedrooms with fitted wardrobes, 2 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.





 GROSS INTERNAL AREA (GIA)
The footprint of the property
103.58 sqm / 1114.93 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
95.77 sqm / 1030.86 sqft

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

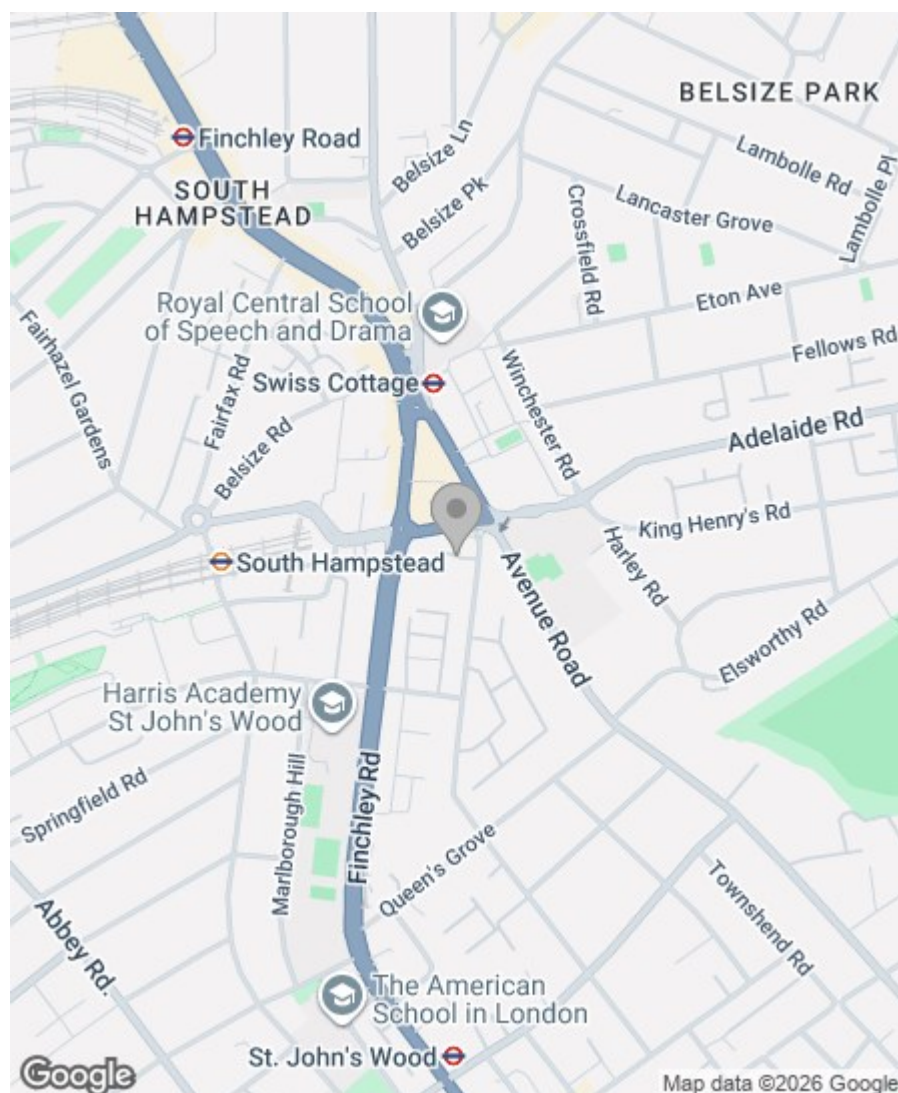
 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Property Overview

Location	St John's Wood, NW8
Price	£5,200 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	F
Furnishing	Furnished/unfurnished

Key Features

- Fully air conditioned
- Bespoke interior design
- Smoke alarms everywhere
- Satellite (ready for Sky, sky plus and Hotbird)
- Double glazed windows
- German kitchen with stone Italian worktops
- 3 Bedrooms
- 3 Bathrooms



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		
	72	82
England & Wales	EU Directive 2002/91/EC 	

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Company Registered number
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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).