HOBARTS

This stunning newly-refurbished luxury apartment is located in the affluent community of St Johns Wood. Comprising three En-Suite bedrooms, an open-plan lounge / diner, and a fully fitted modern kitchen, this property is perfect for anyone seeking a quietly elegant lifestyle. The property also benefits from herringbone wood-flooring, air conditioning throughout, as well as off-street parking, 24-hour porterage, and a new 125-year lease to be arranged.

The flat is ideally located for ease of transport into Central London, with Swiss Cottage Underground Station situated just a few minutes walk away, allowing for travel into town in under 25 minutes. Additionally, all the restaurants, shops and services of Hampstead and the surrounding areas are within walking distance of the property.
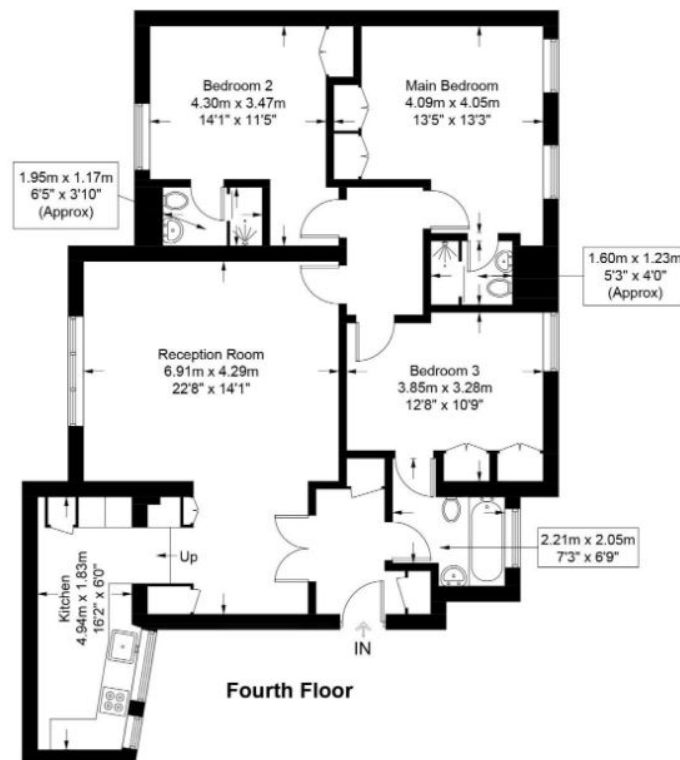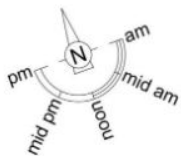
Boydell Court, London, NW8 6NH

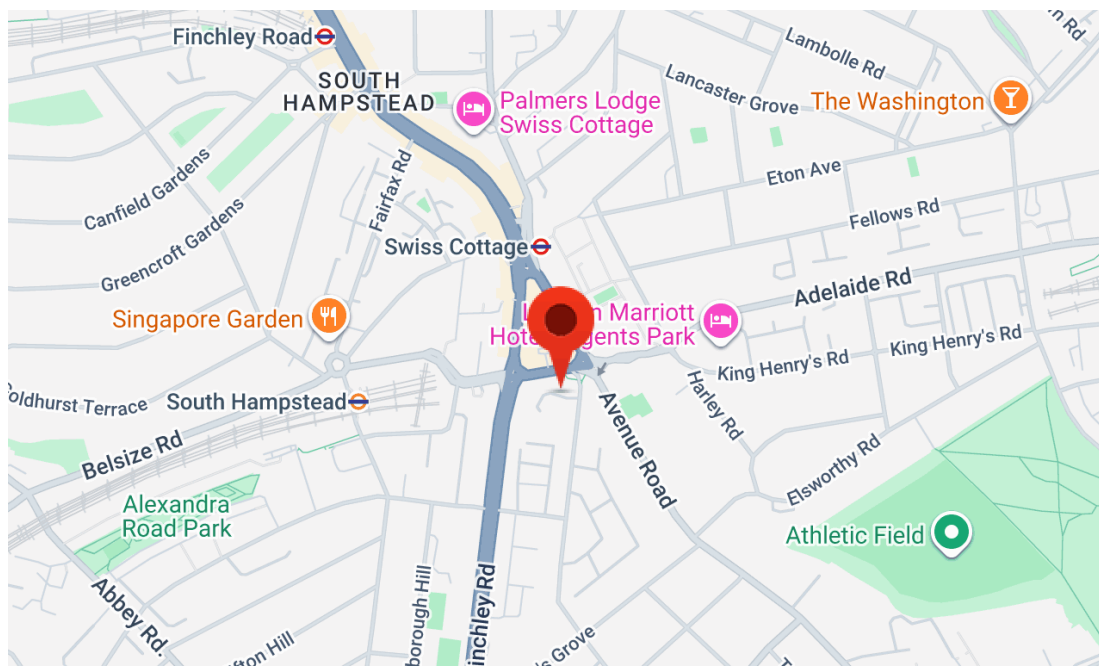## Asking Price £1,695,000 | Leasehold

- 3 En-Suite bedrooms
- Off street parking
- Open-plan lounge/diner
- Ideal transport links

- Lift to apartment
- 24-hour porterage
- New 125 year lease
- Jubilee line

Boydell Court, NW8

Approximate Gross Internal Area = 1097 sq ft / 101.9 sq m

Bedroom 2
4.30m x 3.47m
14'1" x 11'5"

Main Bedroom
4.09m x 4.05m
13'5" x 13'3"

1.95m x 1.17m
6'5" x 3'10"
(Approx)

1.60m x 1.23m
5'3" x 4'0"
(Approx)

Reception Room
6.91m x 4.29m
22'8" x 14'1"

Bedroom 3
3.85m x 3.28m
12'8" x 10'9"

Kitchen
4.94m x 1.83m
16'2" x 60"

Up

2.21m x 2.05m
7'3" x 6'9"

IN

Fourth Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Address: Boydell Court, NW8

Tenure:
Leasehold

Ground Rent:
TBC

Service Charges:
TBC

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

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