



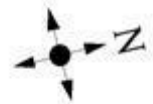
Boydell Court, St Johns Wood, NW8 £5,633 Per Month Furnished/unfurnished

A newly refurbished three bedroom apartment in this gated development offering 24 hour portorage and off street parking.

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 St.Johns Wood Park, NW8



Approx. External Area = 132 sq.meters • 1426 sq.feet
Approx. Gross Floor Area = 108 sq.meters • 1171 sq.feet



GROUND FLOOR

DRAWN TO SCALE 1:125

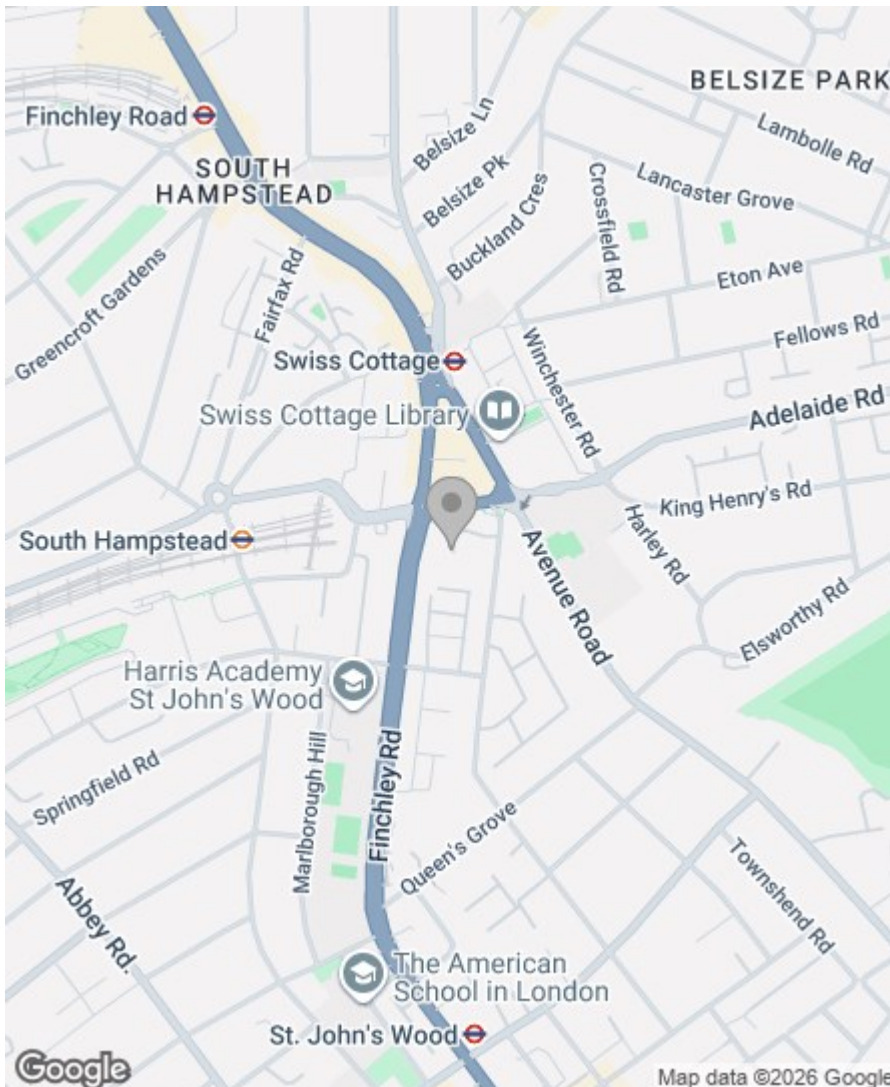
For illustrative purposes only. Not to scale. Prepared by Swan Photography 01323 847022

Property Overview

Location	St John's Wood, NW8
Price	£5,633 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	F
Furnishing	Furnished/unfurnished

Key Features

- Three Bedrooms
- Three Bathrooms
- Portered Building
- Off Street Parking
- Passenger Lift
- Communal Heating/Hot Water
- Close to Swiss Cottage tube



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England & Wales
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Company Registered number
03513585

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We are members of



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).

