

BOYDELL COURT, ST JOHN'S WOOD PARK, LONDON NW8 6NH



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An outstanding and exceptionally spacious modern triplex penthouse apartment of 2,028 sq ft, set over the 10th/11th/12th floors of a sought after gated private development offering 24 hour concierge and parking.

Boasting stunning views this fabulous two bedroom apartment has been designed to great standards and includes private roof terrace and off street parking.

Swiss Cottage (Jubilee Line) underground station is the nearest tube station (0.2 miles). The shops and cafes of St Johns Wood High Street are approximately 0.6 miles away.

• 2 DOUBLE BEDROOMS WITH EN SUITE BATHROOMS • RECEPTION ROOM • KITCHEN • SUN LOUNGE • PRIVATE ROOF TERRACE • GUEST CLOAKROOM • 24 HOUR CONCIERGE • LIFT • COMMUNAL GARDENS • OFF STREET PARKING AVAILABLE

EPC Rating: C Council Tax Band: H

£2,450 PER WEEK

FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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GROSS INTERNAL AREA (GIA)
The footprint of the property
188.44 sqm / 2028.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
166.96 sqm / 1797.14 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.54 sqm / 16.58 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 182.14 sqm / 1960.54 sqft
IPWS 3C RESIDENTIAL 172.23 sqm / 1853.87 sqft

spec id 614c6db49167120dd98e1a5d