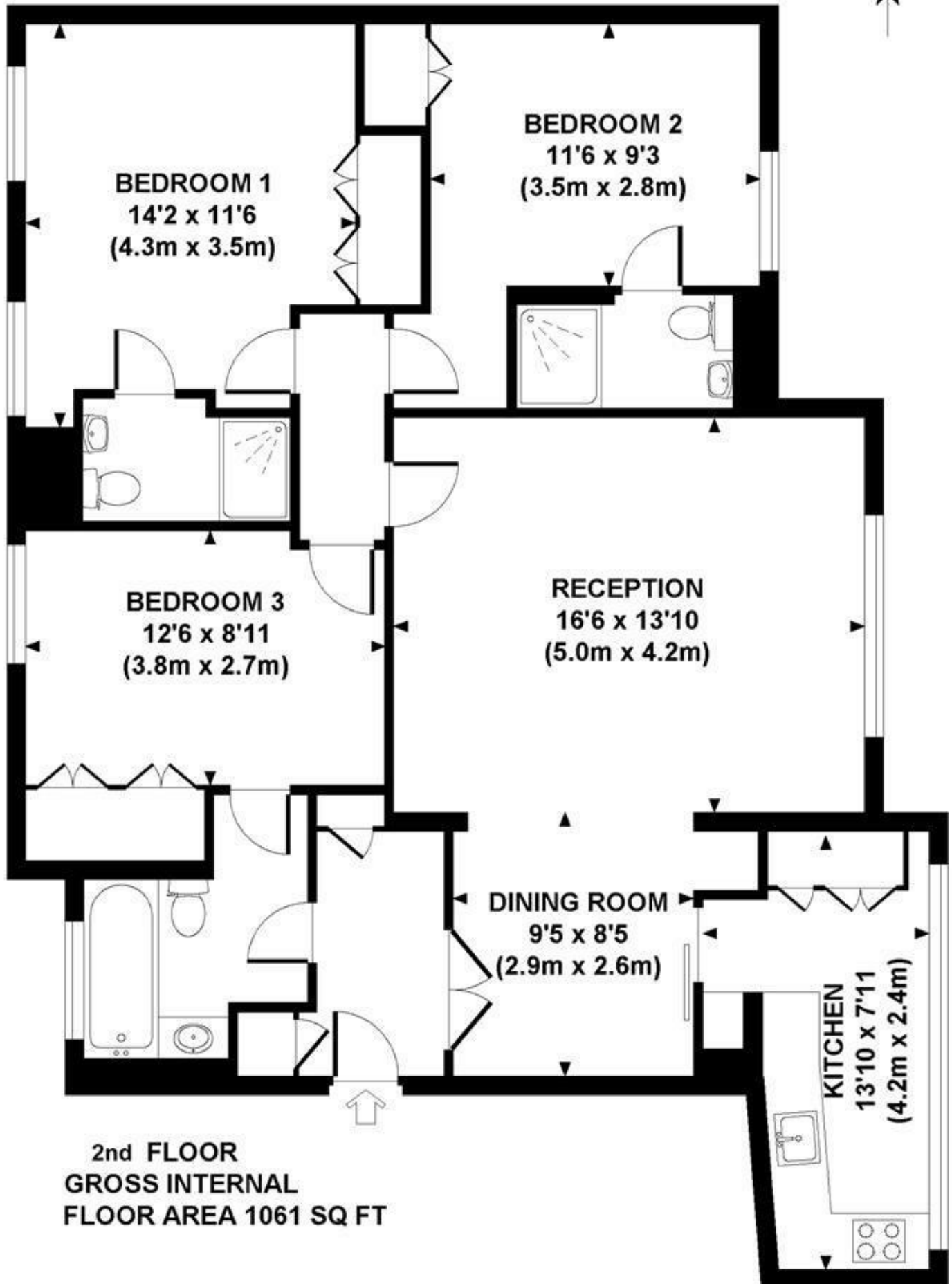


## Boydell Court, St Johns Wood, NW8 £6,066 Per Month Furnished/unfurnished

We are delighted to offer a spacious 3 bedroom 3 bathroom property on the seventh floor of this ever popular portered block in the heart of Swiss Cottage. This luxurious, furnished property comprises a large reception room with dining area, separate fully fitted contemporary German kitchen with Italian stone worktops, 3 double bedrooms all with en-suite fully tiled bathrooms and multi-jet power showers. Interior designed to a very high spec, some features of this property include double glazed windows, ample storage, wood flooring in bedrooms and LED efficient lighting throughout with dimmer switches. This well-maintained block benefits from on-site concierge and is well located for St John's Wood and Swiss Cottage tubes (Jubilee Line) and the fantastic shopping, restaurant and transport amenities of both St John's Wood High Street & Finchley Road. This block is also ideal for students at the American School, located only a short walk away.



**BOYDELL COURT**  
Approximate Gross Internal Area 1061 sq ft / 99 sq m  
36 Boydell Court

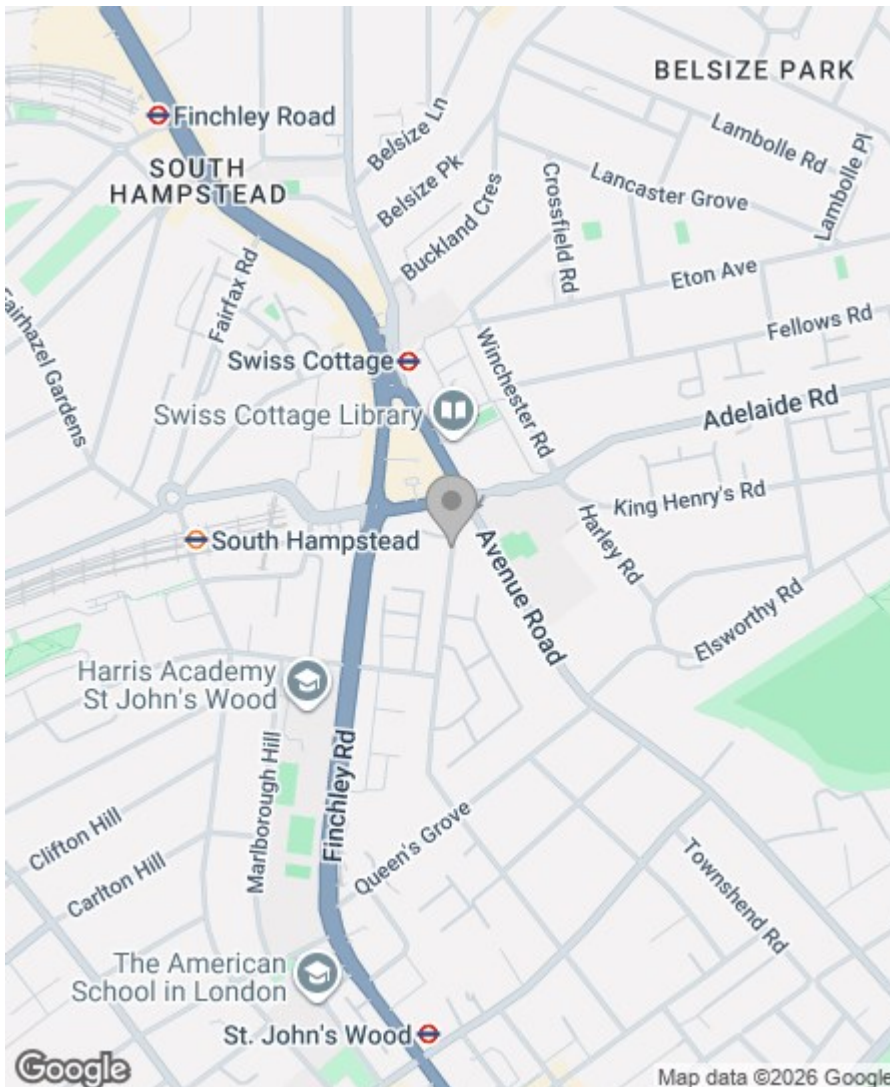


## Property Overview

Location	St Johns Wood, NW8
Price	£6,066 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	F
Furnishing	Furnished/unfurnished

## Key Features

- Gated development
- 24 hour porter
- 3 Double bedrooms
- En suite bathrooms
- St Johns Wood (Jubilee)
- High spec kitchen and bathrooms
- Wooden flooring
- Passenger Lift



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

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).

