



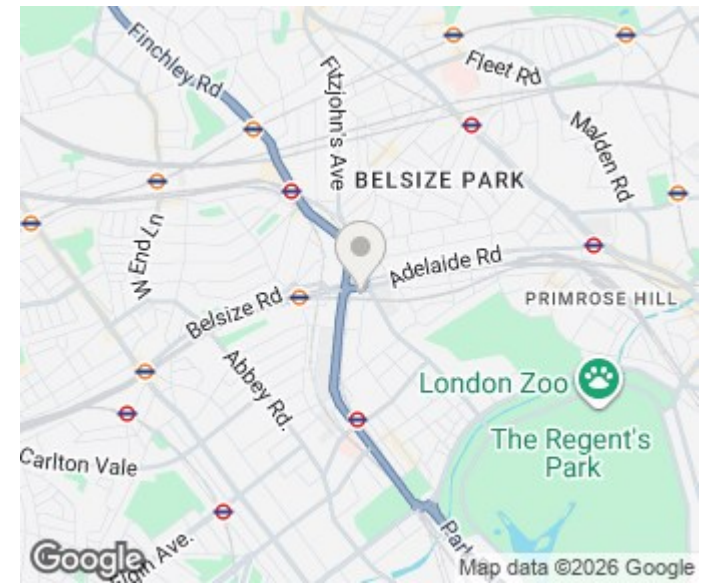
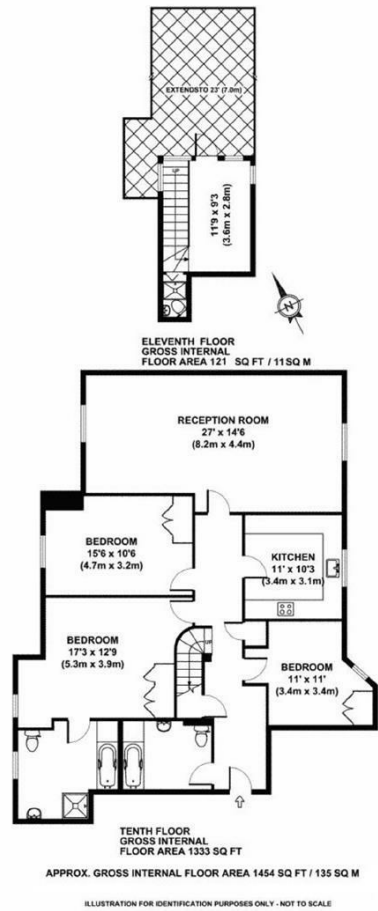
## BOYDELL COURT NW8

£7,000 PER WEEK

A split level penthouse apartment located in a highly sought after block in the heart of St John's Wood. This property comprises of three double bedrooms (master with en-suite), a second family bathroom, separate kitchen and large reception / dining room. On the second floor the property benefits from a winter garden / study and a large roof terrace with views over the sky line of London.

The apartment is ideally located a short walk from both St John's Wood and Swiss Cottage tube stations and the amenities of St John's Wood high street. There is also off street parking which is offered on a first come first serve basis.

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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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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