





Boydell Court, St Johns Wood, NW8 £10,616 Per Month Furnished

A superb two bedroom two bathroom penthouse apartment set within this gated development offering 24 hour concierge and off street parking by separate negotiation.

The property is arranged over the 10th an 11th floors of a popular development with passenger lift consisting of two double bedrooms with fitted wardrobes, two bathrooms, a spacious reception room and a fully fitted modern kitchen with Bosch appliances.

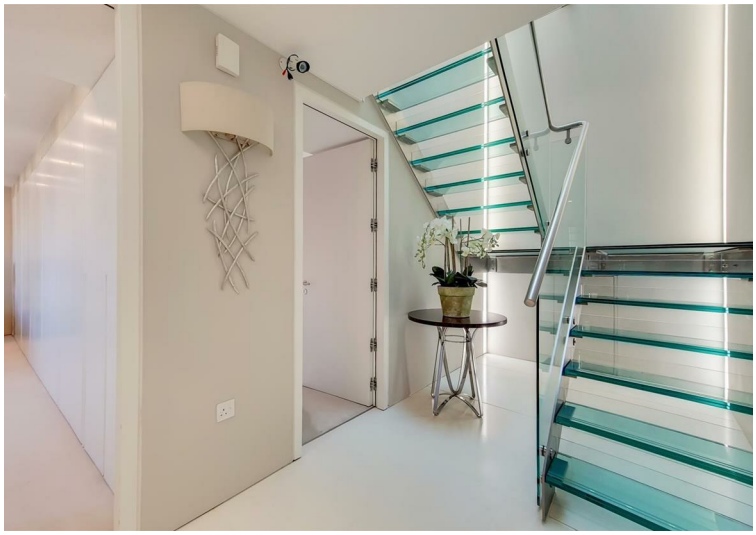
The apartment also benefits from double glazed windows, air conditioning and wooden floors to the reception areas.

Boydell Court is conveniently located a short walk away from Swiss Cottage Underground Station (Jubilee line) as well as South Hampstead Station (overground) which is located 350m to the west.

EPC Rating - B

Camden Council Tax Band G - £3,678.53 to £3,679.25 per year











SD Investments & Management

Boydell Court, NW8

CAPTURE DATE 24/09/2021 LASER SCAN POINTS 4,821,282

GROSS INTERNAL AREA
188.44 sqm / 2028.35 sqft



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 1.5 m
1.54 sqm / 16.58 sqft

spec Verified

RICS Certified Property Measurer

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.

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

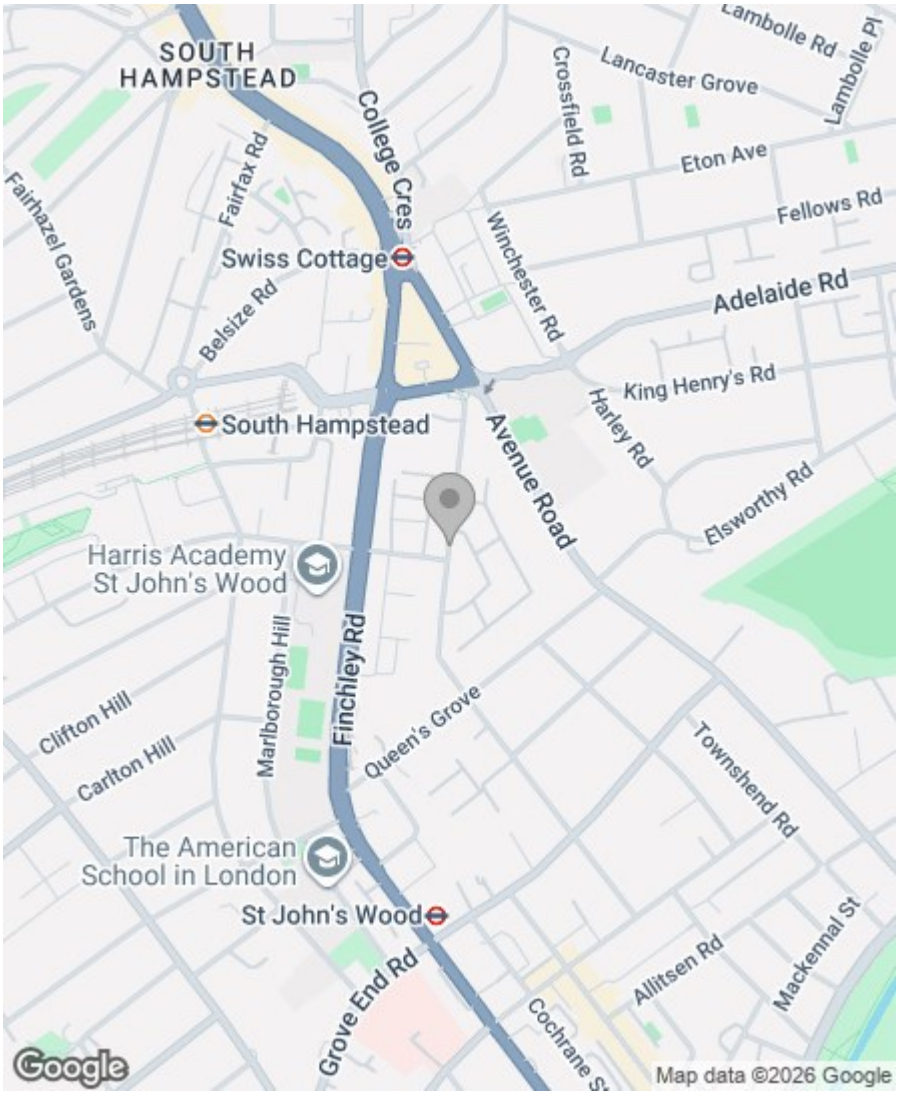
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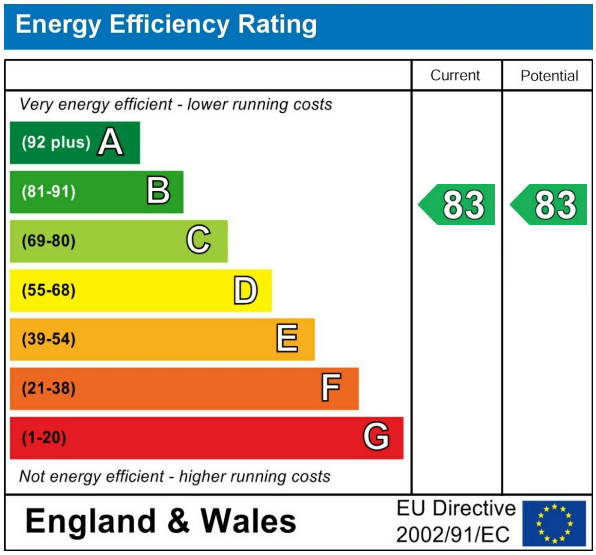
Property Overview

Location	St Johns Wood, NW8
Price	£10,616 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	G
Furnishing	Furnished

Key Features

- Penthouse
- 24 hour porter
- High Specification
- Secure block
- Air conditioning
- Roof terrace
- Conservatory
- Close to Transport Links





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