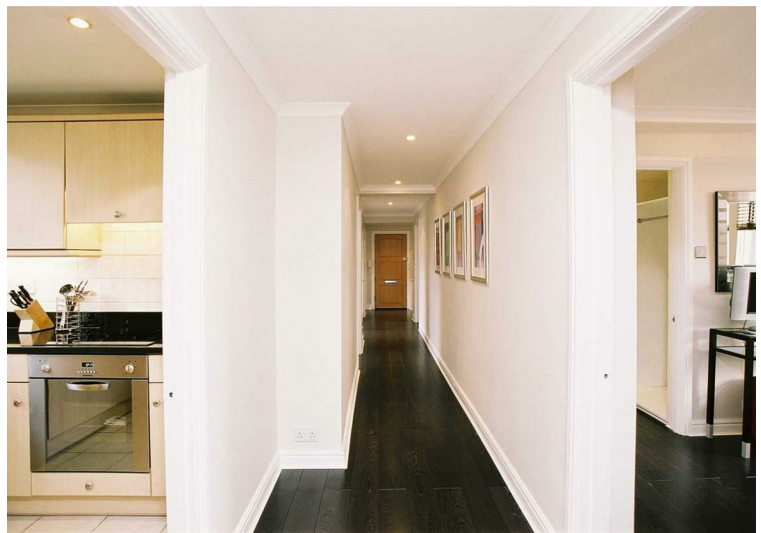
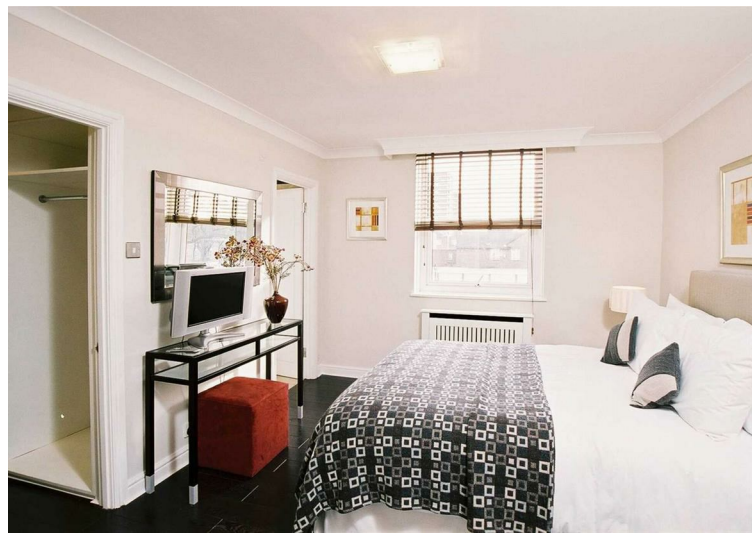


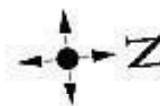
## Boydell Court, St Johns Wood, NW8 £4,225 Per Month Furnished

A three bedroom newly refurbished apartment in this gated development offering 24 hour porters and off street parking. The apartment offers double glazed windows, air conditioning, fully fitted kitchen and wooden floors to the reception areas. The property arranged on the first floor, consists of 3 double bedrooms with fitted wardrobes, 2 fully tiled bathrooms with multi-jet power showers, spacious reception and modern kitchen with Bosch appliances. 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.

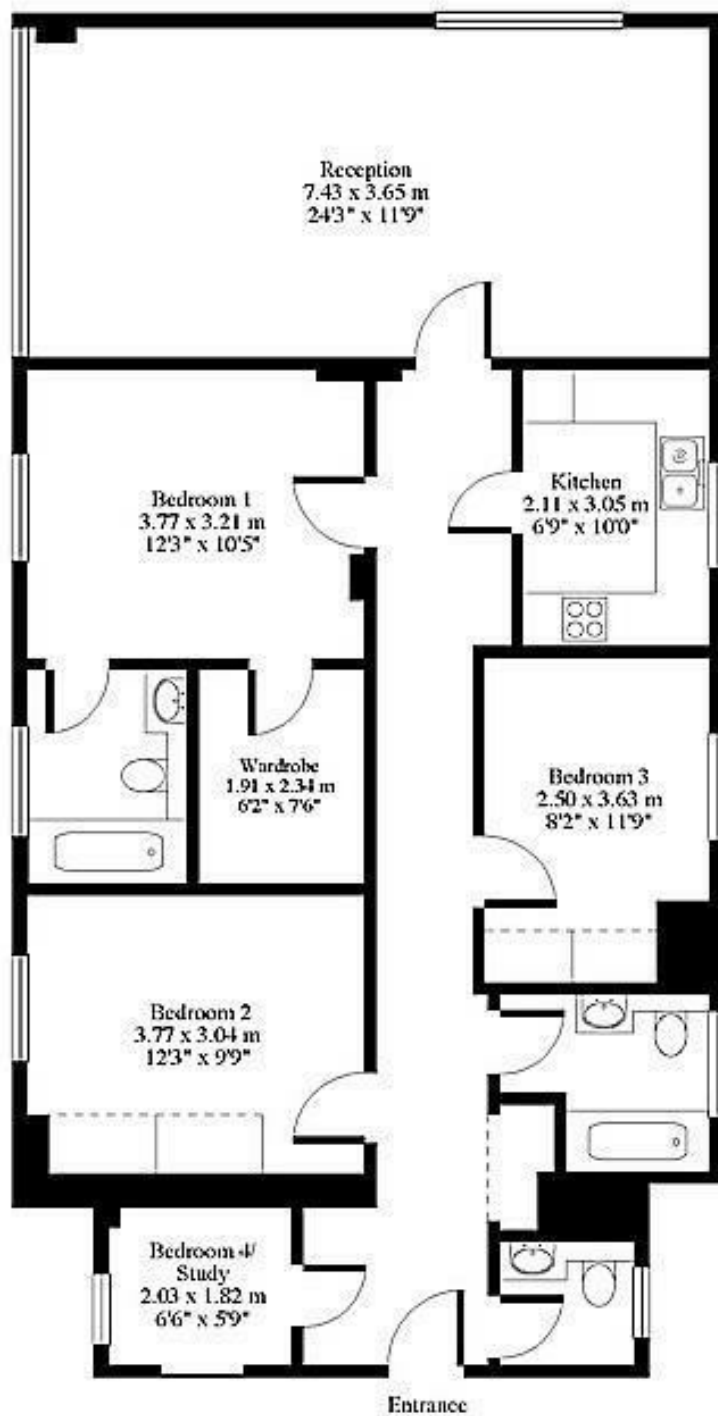




Boydell Court  
St.Johns Wood Park, NW8



Approx. Gross Floor Area = 111 sq.meters • 1198 sq.feet



FIRST FLOOR

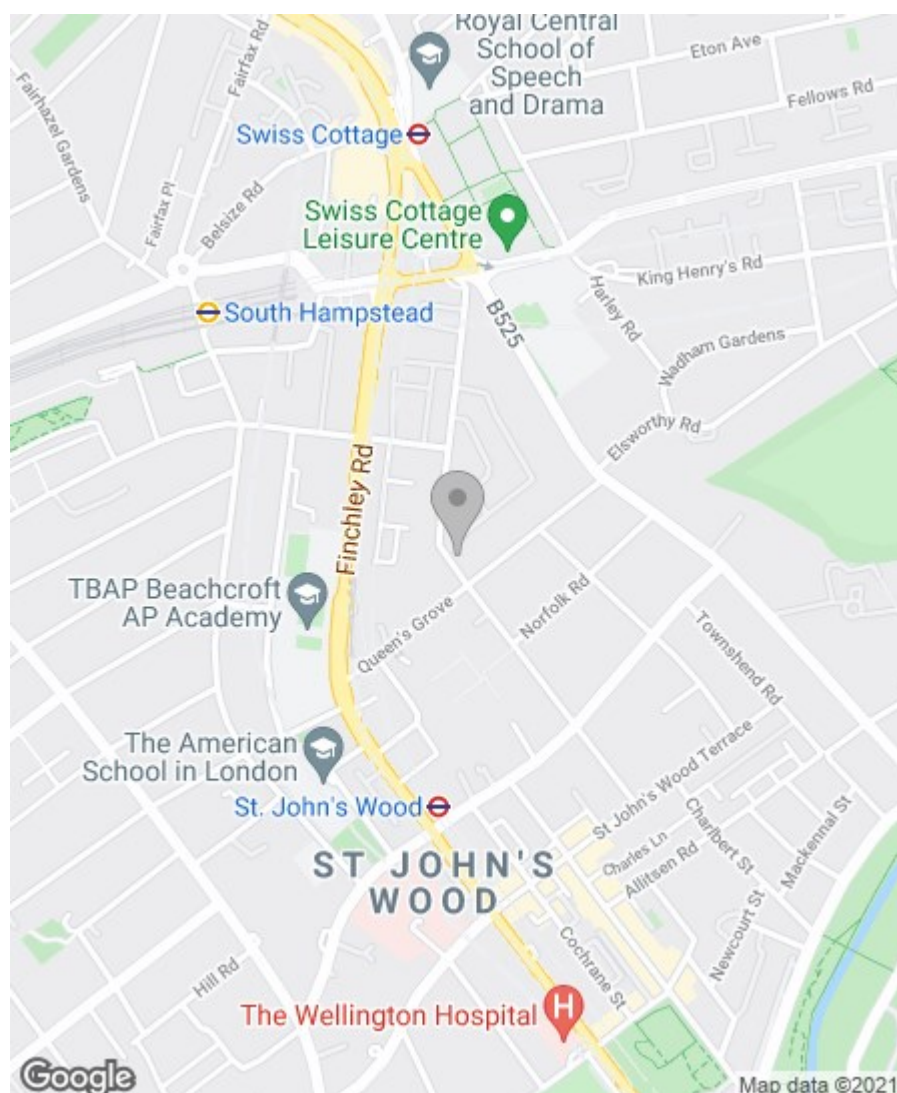


## Property Overview

Location	, NW8
Price	£4,225 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	F
Furnishing	Furnished

## Key Features

- Gated Building
- 3 Double bedrooms
- En suite bathrooms
- 1061 Sq Ft
- St Johns Wood (Jubilee)
- Finished to a high spec
- Off Street Parking
- Porterage



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	52
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
2002/91/EC



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).