

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



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Located on the third floor of a prestigious purpose built block within a gated development, is this lovely three bedroom apartment that includes a double reception room/dining room as well as three double bedrooms, a bathroom and two shower rooms. Boydell

Court offers 24 hour concierge/security, landscaped communal gardens and off street parking.

Swiss Cottage Jubilee Line tube station is 0.2 miles away and the amenities of St John's Wood are within half a mile.

- 3 BEDROOMS • BATHROOM • 2 SHOWER ROOMS • DOUBLE RECEPTION/DINING ROOM • KITCHEN • LIFT • 24 HOUR CONCIERGE • COMMUNAL GARDENS • OFF STREET PARKING • ON SITE PROEPRTY MANAGEMENT

EPC Rating: C Council Tax Band: F

£1,400 PER WEEK
FURNISHED

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

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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RESIDENTIAL

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— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
100.77 sqm / 1084.68 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
92.58 sqm / 996.52 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.08 sqm / 0.86 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.

IPMS 3B RESIDENTIAL 102.52 sqm / 1103.52 sqft
IPMS 3C RESIDENTIAL 95.44 sqm / 1027.31 sqft

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