

## ST JOHN'S WOOD PARK, ST JOHN'S WOOD, LONDON NW8 6NJ

Newly built three bedroom apartment on the first floor of a gated block forming part of a residential complex set in communal gardens with 24h concierge/security.

This interior designed apartment offers luxury living with open plan reception / kitchen and good storage.

Swiss Cottage (Jubilee Line) underground station is the closest tube station (0.2 miles) and the American School is within half a mile. The shops and cafés of St John's Wood High Street are approximately 0.6 miles away.

3 Bedrooms
 3 Bathrooms (1 En-suite)
 Reception Room
 Open Plan Kitchen
 24 Hour
 Concierge
 Off Street Parking
 Communal Gardens
 Communal Central Heating
 Hot
 Water
 Furnished/Unfurnished
 EPC Rating

EPC Rating: B Council Tax Band: F

£1,300 PER WEEK FURNISHED/UNFURNISHED

**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.

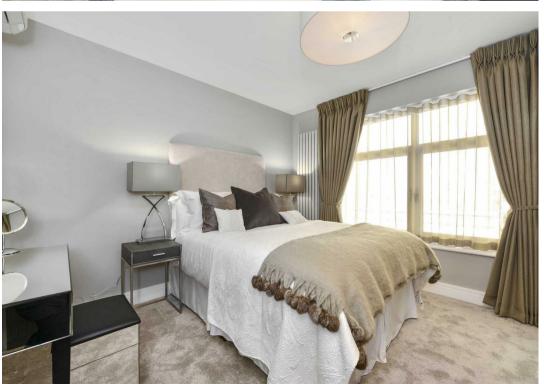














## **BOYDELL COURT**

Approximate Gross Internal Area 1066 sq ft / 99.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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