



BOYDELL COURT, ST JOHN'S WOOD, NW8 6NL

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Located in a well-maintained purpose built block, is this smart, refurbished eighth floor apartment which has been interior designed and is conveniently positioned close to both Swiss Cottage and St John's Wood underground stations.

The flat offers 3 double bedrooms, all with en suite facilities, a good size reception room and a dining area with kitchen leading off.

Boydell Court is a sought after modern gated development with 24 hour concierge and parking. Heating and hot water is communal and included in the rent.

The nearest underground station is Swiss Cottage Jubilee Line (0.2 miles). The shops and cafes of St Johns Wood High Street are approximately 0.6 miles away.

- 3 Bedrooms • 3 Bathrooms • Reception Room • Dining Area • Kitchen • Lift • 24 Hour Concierge • Off Street Parking
- Space Available • Communal Central Heating & Hot Water • Furnished or Unfurnished

EPC Rating: C 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

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

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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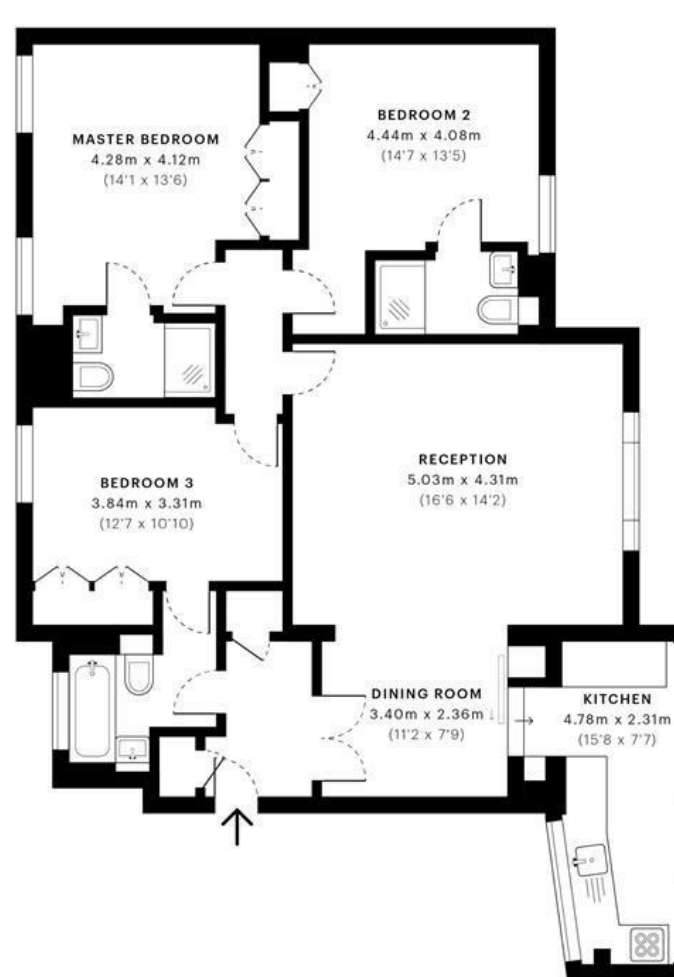












— Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
100.33 sqm / 1079.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
91.91 sqm / 989.31 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 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 101.90 sqm / 1096.84 sqft
IPMS 3C RESIDENTIAL 94.13 sqm / 1013.21 sqft

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