



BOYDELL COURT, NW8 6NG

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An attractive refurbished contemporary style three bedroom apartment within a smart portered block on the St John's Wood/Swiss Cottage border.

The flat is beautifully presented throughout with modern furnishings and wood floors throughout.

Boydell Court is a gated purpose built complex set in communal gardens. Benefits include 24 hour concierge and off street parking. Swiss Cottage tube (Jubilee Line) is approximately 0.2 miles whilst the American School and St John's Wood High Street half a mile away.

- 3 Bedrooms • 3 Bathrooms • Open Plan Kitchen • Reception Room • Lift • 24h Porter • Communal Central Heating • Communal Hot Water • Off Street Parking • EPC Rating D

EPC Rating: D Council Tax Band: F

£1,400 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)

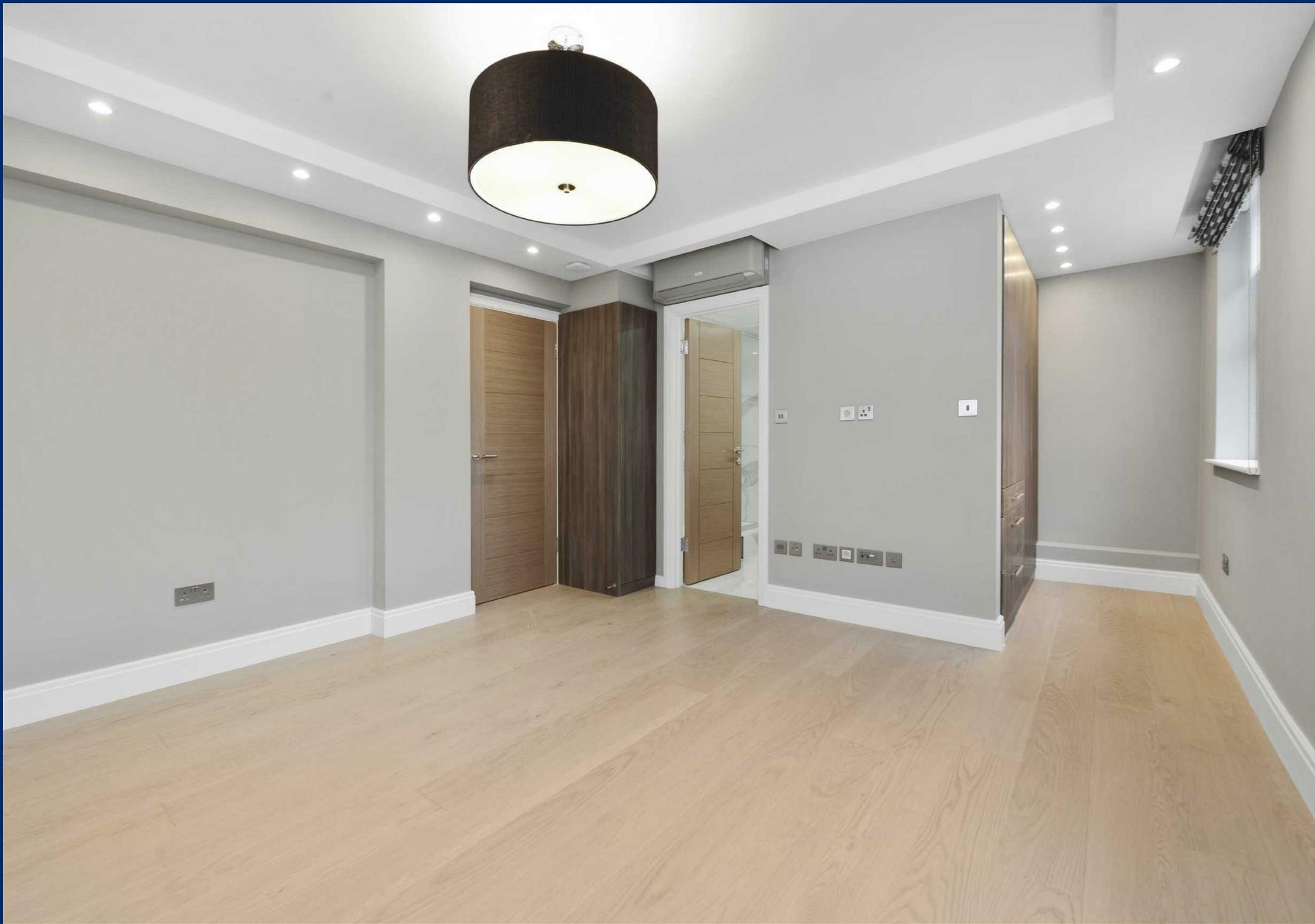
Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

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.









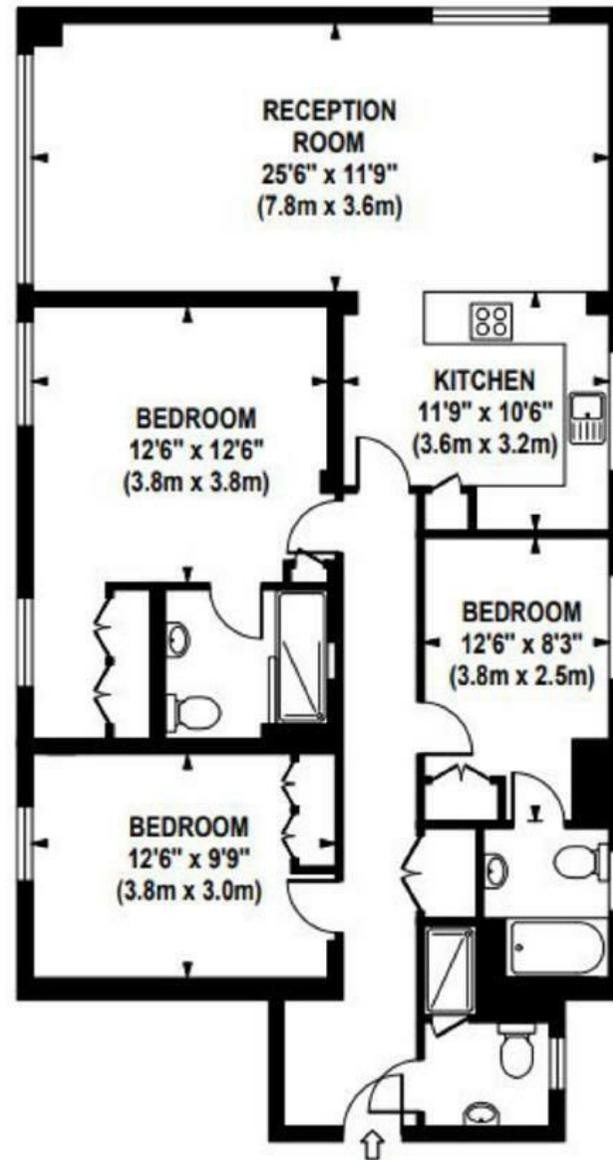






BOYDELL COURT

Approximate Gross Internal Area 1150 sq ft / 106.8 sq m



**FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1150 SQ FT**

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.