



Boydell Court, St John's Wood, London, NW8

£2,450 per week *Furnished*



KEY FEATURES

- Two Bedrooms with En-Suite Bathrooms
- Guest WC
- Large Reception Room
- Fully Fitted Kitchen
- Air Conditioning
- Roof Terrace
- Furnished



Winkworth St John's Wood

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Winkworth

for every step...

*Tenant fees may apply. Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

An interior designed triplex penthouse apartment boasting 2072 square foot of internal space and a further 296 square foot roof terrace, offering panoramic views over London's dramatic skyline. The flat is ideally located for the amenities of St John's Wood & Swiss Cottage. The apartment has been finished to an exacting standard using the finest of materials and benefiting from the latest electrical and lighting technology available.

MATERIAL INFO

Deposit: £14,700.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: G





GROSS INTERNAL AREA (GIA)
The footprint of the property
188.44 sqm / 2028.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
166.96 sqm / 1797.14 sqft

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

RESTRICTED HEAD-HEIGHT
Limited use area under 1.5 m
1.54 sqm / 16.58 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 182.14 sqm / 1960.54 sqft
IPMS 2C RESIDENTIAL 172.23 sqm / 1853.87 sqft

spec id: 614c6db49167120dd98e1a5d

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/SJD090111>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		