



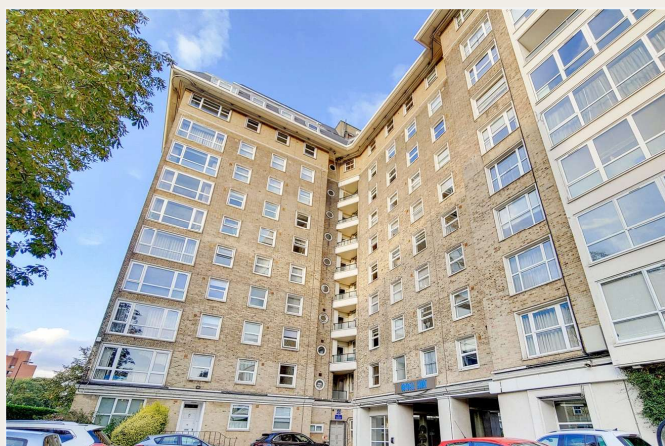
Boydell Court, St John's Wood, London, NW8

£1,200 per week *Furnished, Unfurnished*

3  1  2 

KEY FEATURES

- Three Bedrooms
- Three Bathrooms
- Reception Room
- Kitchen
- Communal Heating
- Communal Hot Water
- Lift
- Porterage



Winkworth St John's Wood

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*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

A stunning seventh floor flat in this purpose built block with lift, porter and off street parking conveniently situated for Swiss Cottage Underground Station and all local amenities. The flat has been completed to a high standard of finish using contemporary fixtures and fittings and offers stylish London living.

MATERIAL INFO

Deposit: £7,200.00

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: F





GROSS INTERNAL AREA (GIA)
The footprint of the property
103.58 sqm / 1114.93 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head heights
95.77 sqm / 1030.86 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
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.

WMS 3B RESIDENTIAL 105.15 sqm / 1142.59 sqft
WMS 3C RESIDENTIAL 98.69 sqm / 1062.29 sqft

spec id: 3f885a1c1341100db905c315

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



<https://www.winkworth.co.uk/rent/property/SJD120331>

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		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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