



Images created for marketing purposes

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

£2,500 per week *Unfurnished*



KEY FEATURES

- Principal Bedroom Suite
- Two Further Bedrooms with En-Suites
- Separate Kitchen
- Reception Room
- Guest WC
- Conservatory
- Private Roof Terrace
- Passenger Lift
- Porterage
- Underfloor Heating



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

A brand newly refurbished three bedroom penthouse set on the ninth, tenth and eleventh floors of this portered block, ideally located for Swiss Cottage Underground Station as well as St John's Wood High Street. The property benefits from a roof terrace offering panoramic 180 degree views across London's skyline and roof terrace. Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

MATERIAL INFO

Deposit: £15,000.00

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: H





NINTH FLOOR

Bedroom 1	5.51 x 4.27 m.	(18'1" x 14'0")
Bedroom 2	4.63 x 4.47 m.	(15'2" x 14'8")
Bedroom 3	4.78 x 3.17 m.	(15'8" x 10'5")



TENTH FLOOR

Reception	9.51 x 9.14 m.	(31'2" x 30'0") max
Kitchen	4.86 x 2.94 m.	(15'11" x 9'8")



ELEVENTH FLOOR

Conservatory	4.05 x 4.00 m.	(13'4" x 13'1") max
Roof Terrace	10.45 x 7.00 m.	(34'3" x 23'0") max

penthouse 1104

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



<https://www.winkworth.co.uk/rent/property/SJD260321>

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	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		