

## BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,300 PER WEEK FURNISHED, UNFURNISHED

Set on the ground floor of this popular portered purpose built block, you will find this bright and spacious two bedroom home. Ideally located moments from St John's Wood High Street and tube station (Jubilee line) and close to all the amenities of Finchley Road and Swiss Cottage, you are never far away from a wonderful cafe or the many shops and restaurants.

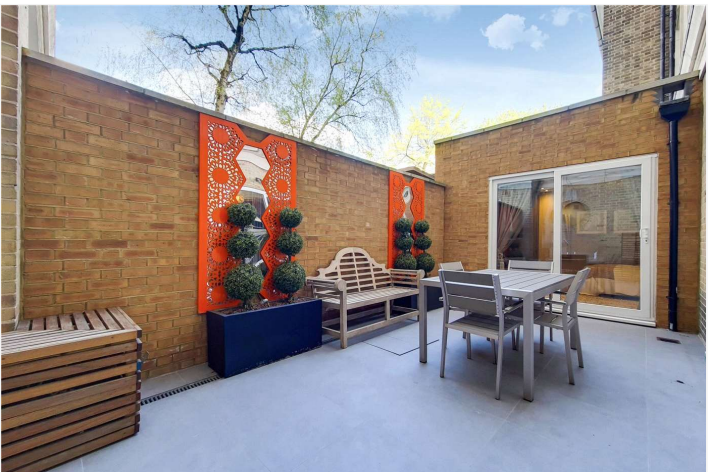
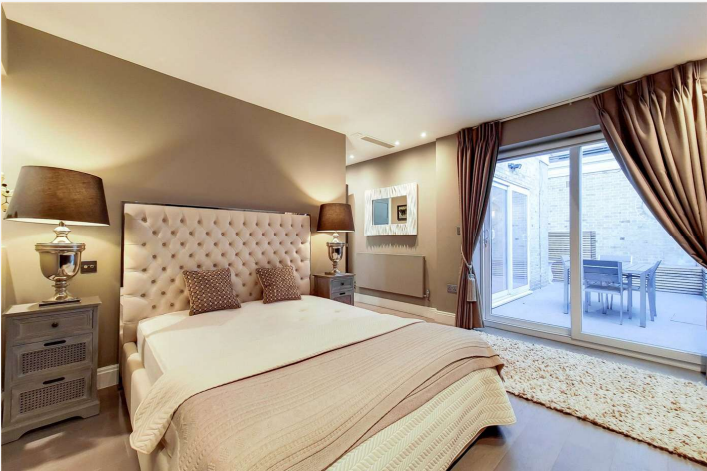
Two Bedrooms | Two En-Suite Bathrooms | Guest WC | Reception Room | Kitchen | Air Conditioning | Courtyard | 24 Hour Portage

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GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
110.30 sqm / 1187.26 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
(includes walkways, restricted head heights)  
101.40 sqm / 1091.46 sqft



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



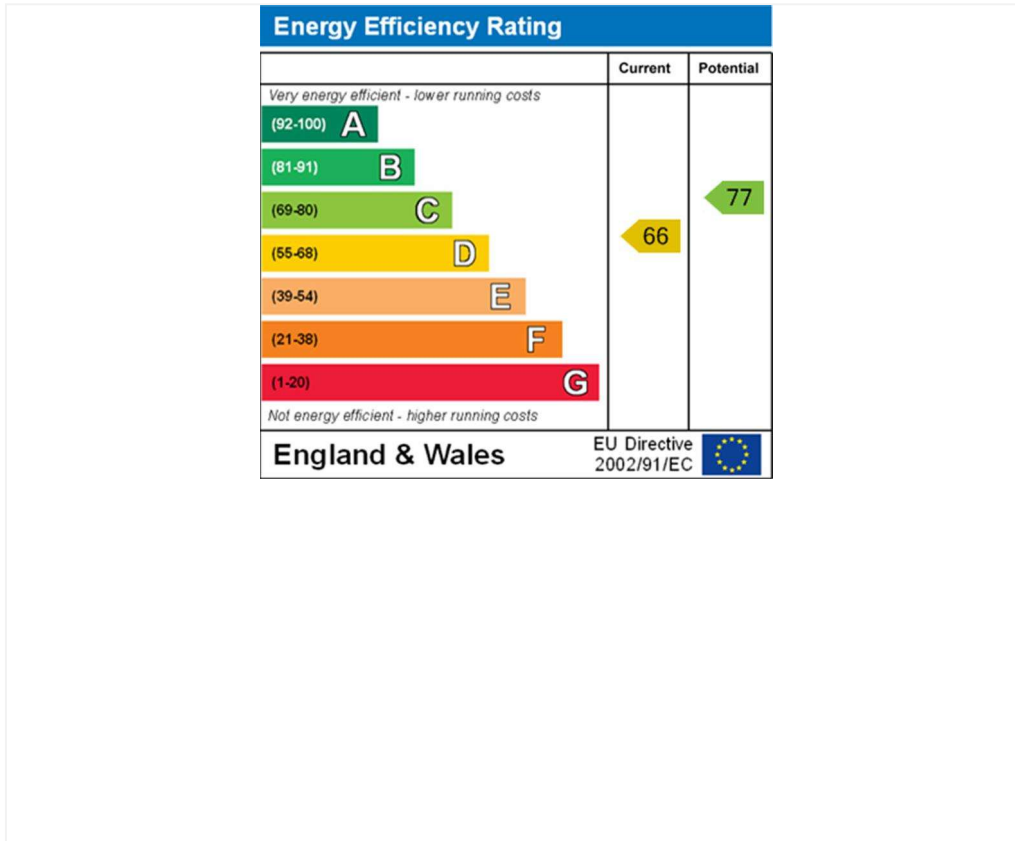
RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



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.

IPMS 3B RESIDENTIAL 110.83 sqm / 1192.86 sqft  
IPMS 3C RESIDENTIAL 103.09 sqm / 1109.65 sqft

spec id: 609256a54048510dda8a7e6d



**Tenancy Deposit:** £7,800.00

**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

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.

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