



BOYDELL COURT, ST JOHNS WOOD PARK, NW8 6NL £1,300pw / £5,633pm FURNISHED

A newly refurbished second floor apartment set in this modern 24 hour portered purpose built block, located moments from St John's Wood High Street & tube station and within walking distance to the amenities of Finchley Road & Swiss Cottage.

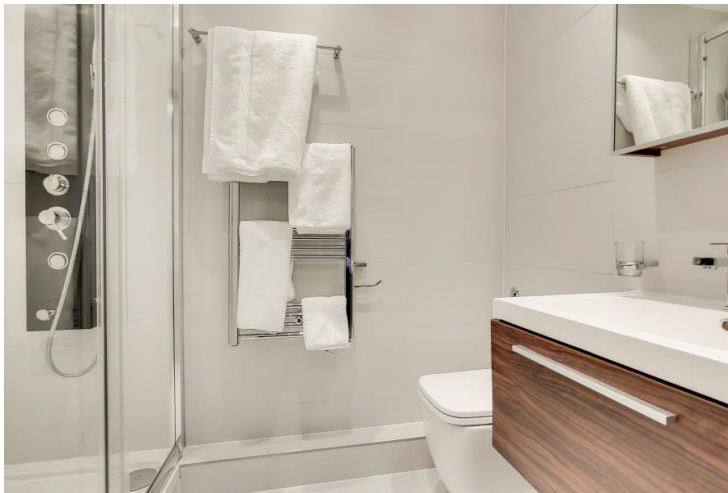
Three Bedrooms | Three Bathrooms | Reception/Dining Room | Kitchen

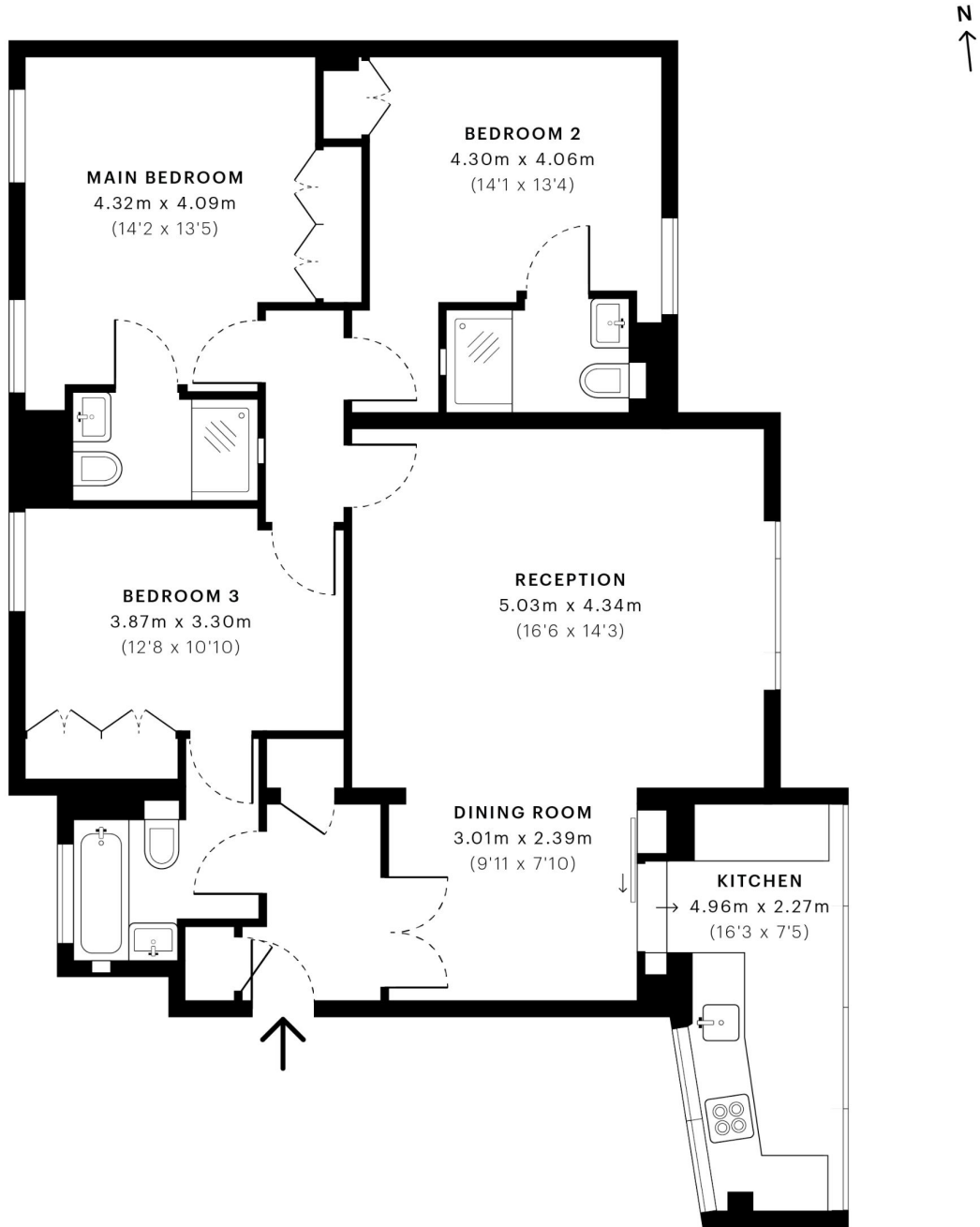
| 24 Hour Portorage | Air Conditioning | Communal Heating | Communal Hot Water
| Gated Development | Off Street Parking | Passenger Lift | Portorage | Three Double Bedrooms

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— Second Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
100.92 sqm / 1086.29 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
92.94 sqm / 1000.40 sqft

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

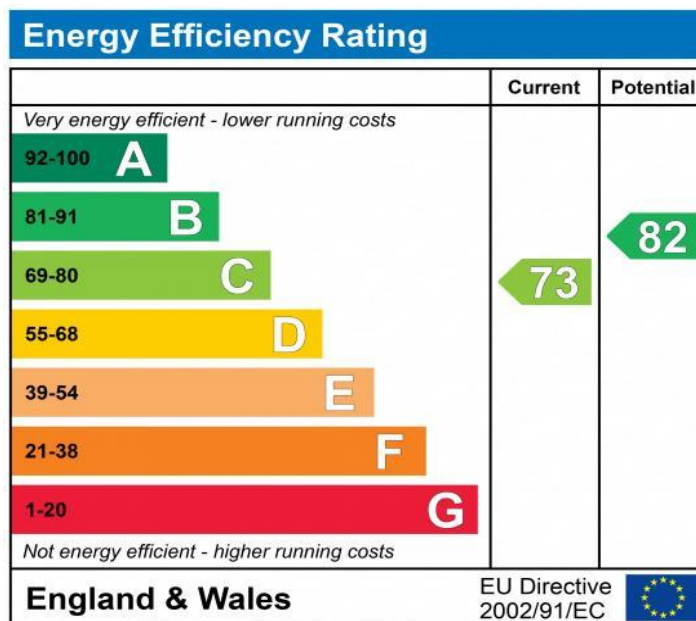
 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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 101.98 sqm / 1097.70 sqft
IPMS 3C RESIDENTIAL 94.78 sqm / 1020.20 sqft

SPEC ID 5f6b6c3e752f2e7afe3fb4e9



NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

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