

BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 **£1,200 PER WEEK FURNISHED**

A well presented seventh floor flat with wonderful views over Primrose Hill and the London skyline in this purpose built block with lift, porter and off street parking conveniently situated for Swiss Cottage tube station (Jubilee line) and all local amenities. Accommodation which benefits from air conditioning and wood floors throughout comprises three bedrooms, two bathrooms (1 en suite) guest wc, reception room, and fully fitted kitchen.

Three Bedrooms I Two Bathrooms I Reception Room I Kitchen I Off Street Parking I Communal Heating and Hot Water I Air Conditioning I Wood Flooring Throughout I Passenger Lift I Porterage

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for every step...









Boydell Court, St John's Wood Park, NW8

Approximate gross internal area

1110 sq ft / 103.12 sq m Key : CH - Ceiling Height - Z -11 Reception Room 0H 2.40m 24'5" x 11'10" 7.45 x 3.60m Kitchen 10' x 7 Bedroom 2 3.05 x 2.13m 11'11" x 11'1" 3.63 x 3.37m Principal Bedroom Bedroom 3 11'9" x 8'4" -3.58 x 2.55m 12'5" x 10'2" 3.78 x 3.11m in

Seventh Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. © Orange Tree Photography

	Current	Potential
Very energy efficient - lower running costs		- C
(92-100) A		
(81-91) B		81
(69-80)	74	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directiv 2002/91/EC	
The energy efficiency rating is a mean overall efficiency of a home. The high the more energy efficient the home is lower the fuel bills will be.	er the rating	g

Tenancy Deposit: £7,200.00

Holding Deposit: 1 weeks rent where the rent is up to $\pm 50,000$ per annum, 2 weeks rent where the rent is over $\pm 50,000$ 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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