



BOYDELL COURT, ST JOHN'S WOOD PARK, NW8 £1,300pw / £5,633pm FURNISHED

A stunning refurbished sixth floor flat 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. The flat has been completed to a high standard of finish using contemporary fixtures and fittings and offers stylish London living.

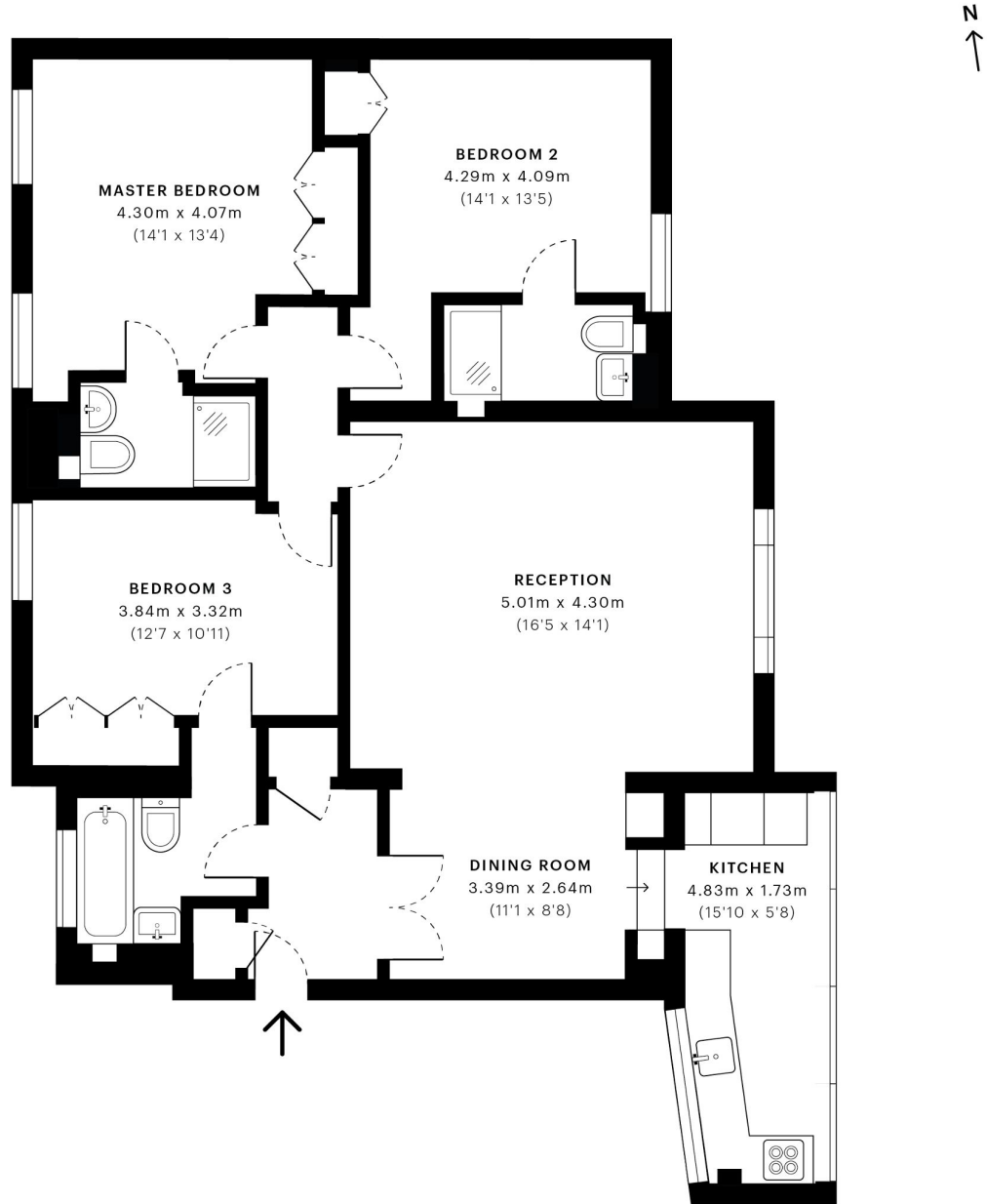
Master Bedroom with En Suite Bathroom | Second Bedroom with En Suite Bathroom | Third Bedroom | Guest WC | Reception | Kitchen
| Communal Heating | Communal Hot Water | Off Street Parking

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For every step...





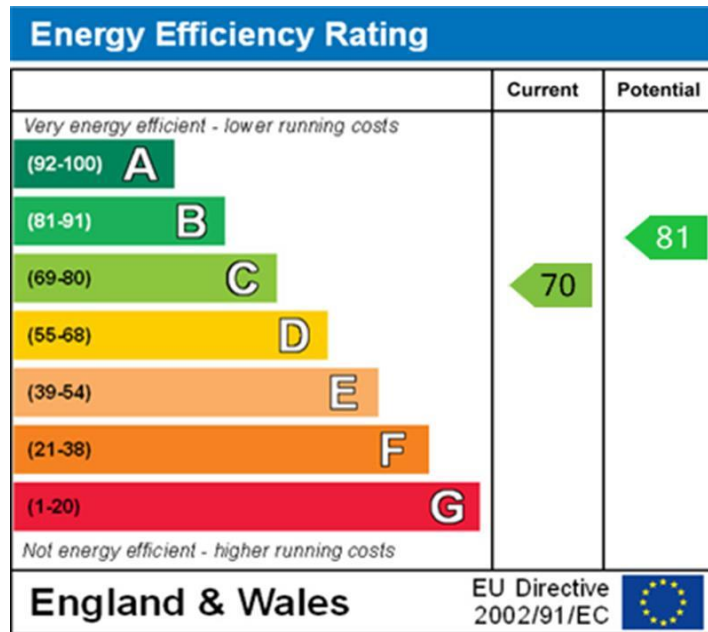
— Sixth Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
100.3 Sqm / 1079.8 Sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head
92.0 Sqm / 990.7 Sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



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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