



## BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,200 PER WEEK UNFURNISHED

A stunning seventh floor flat in this purpose built block with lift, porter and off street parking conveniently situated for Swiss Cottage Underground Station 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.

Three Bedrooms | Three Bathrooms | Reception Room | Kitchen | Communal Heating |  
Communal Hot Water | Lift | Portage

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GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
103.58 sqm / 1114.93 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes wardrobes, recessed head heights  
95.77 sqm / 1030.86 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.

WMS 3B RESIDENTIAL 106.15 sqm / 1142.59 sqft  
WMS 3C RESIDENTIAL 98.69 sqm / 1062.29 sqft

spec id: 3f885w1c1341100db905c315

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £7,200.00

**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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