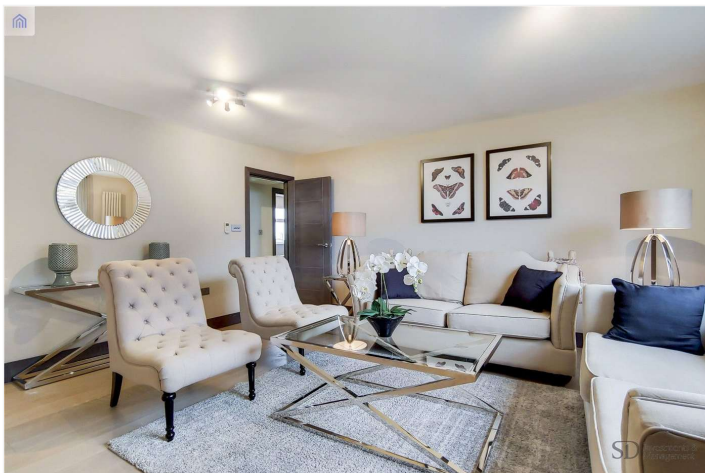




BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,300 PER WEEK FURNISHED, UNFURNISHED

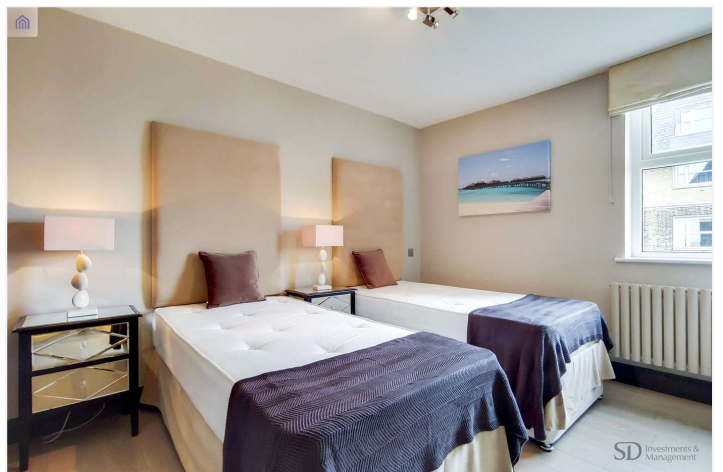
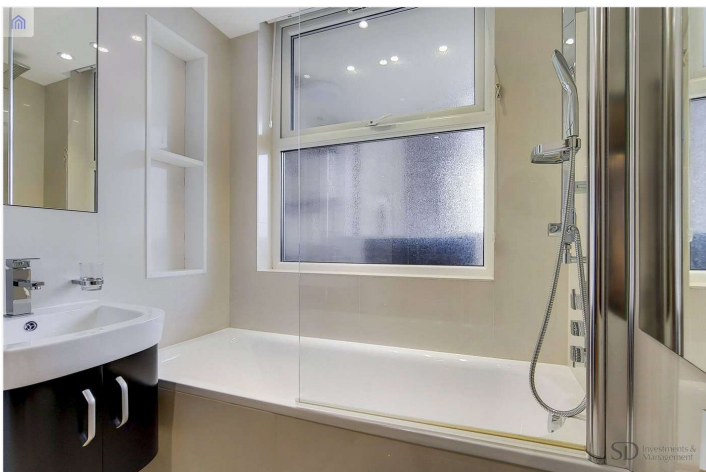
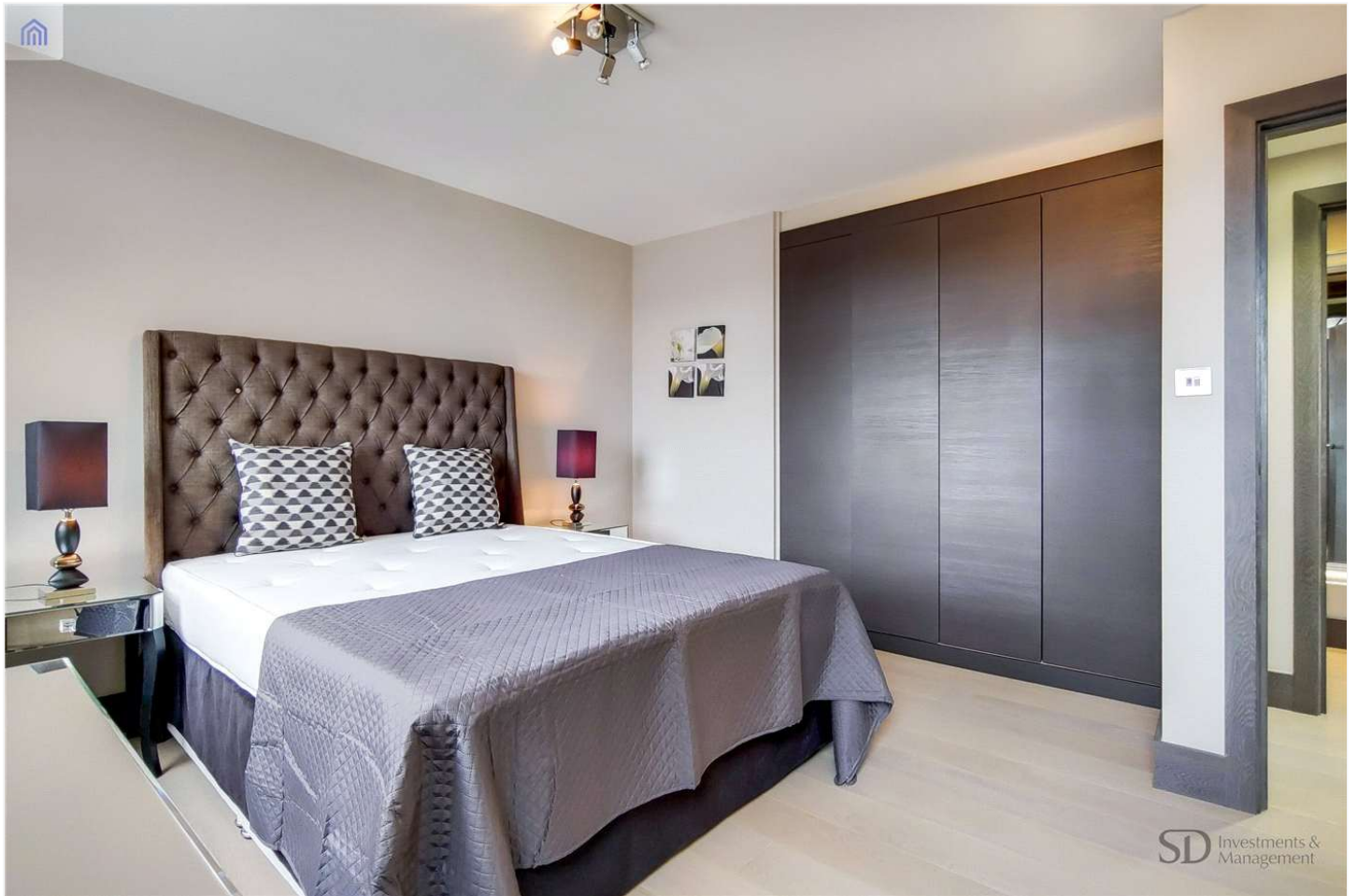
A beautifully presented three bedroom apartment set on the eighth floor of this portered block, located within 0.3 miles of the amenities of St John's Wood and Swiss Cottage. The property, which benefits from off street parking, comprises three bedrooms (all with en-suite bathroom and shower room), reception room, fully fitted kitchen and air conditioning.

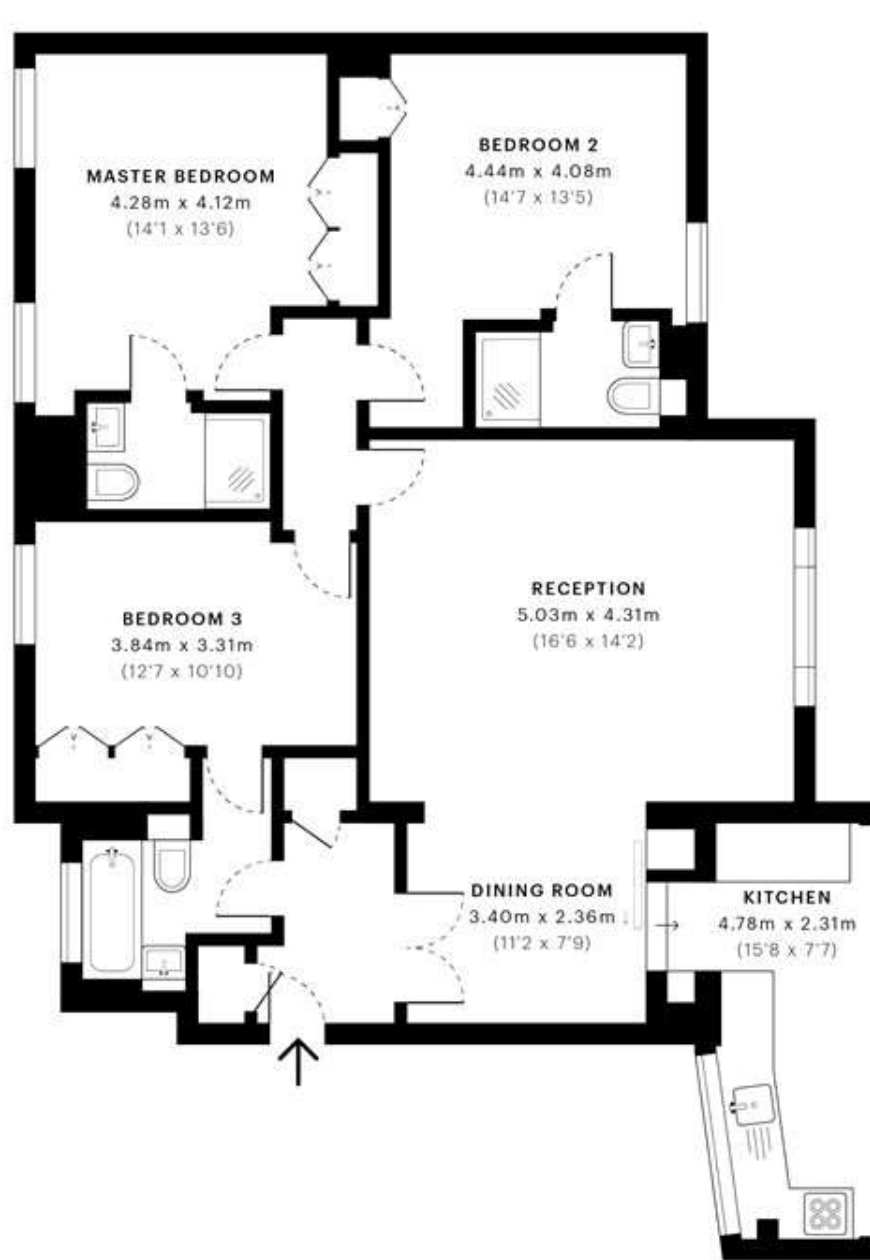
Principal Bedroom with En-Suite Shower Room | Second Bedroom with En-Suite Shower Room | Third Bedroom with En-Suite Bathroom | Reception/Dining Room | Separate Kitchen | Passenger Lift | Portage | Communal Heating and Hot Water | Air Conditioning | Pet Friendly

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— Eighth Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.
100.33 sqm / 1079.94 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
includes walkways, recessed head heights
91.91 sqm / 989.31 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 101.90 sqm / 1096.84 sqft
WMS 3C RESIDENTIAL 94.13 sqm / 1013.21 sqft

spec id 5ee8e8dean38e70u03b033q4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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