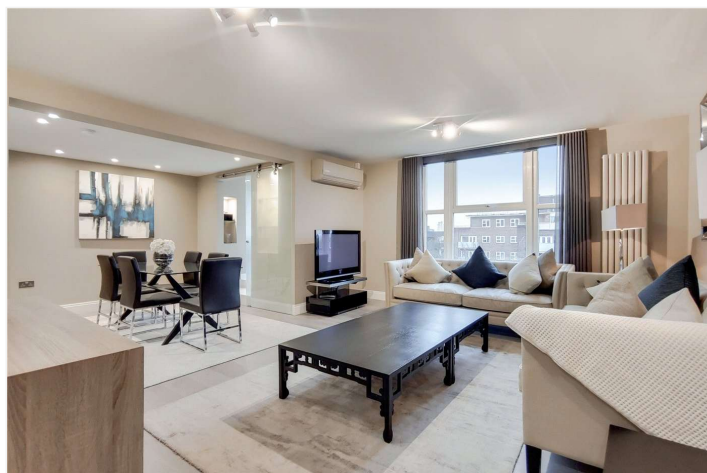
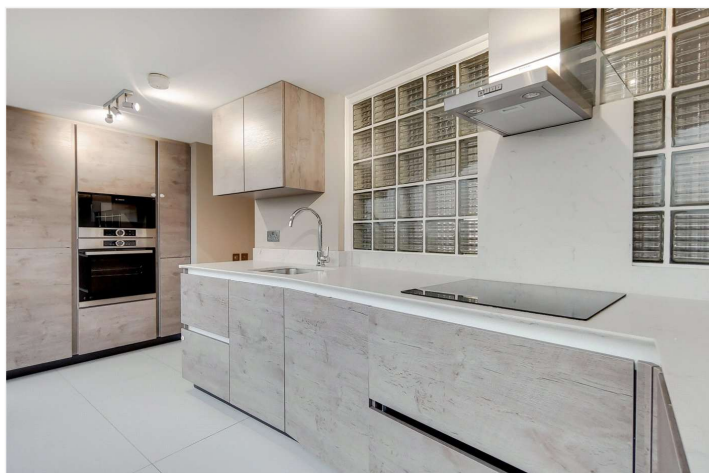




BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,400 PER WEEK FURNISHED

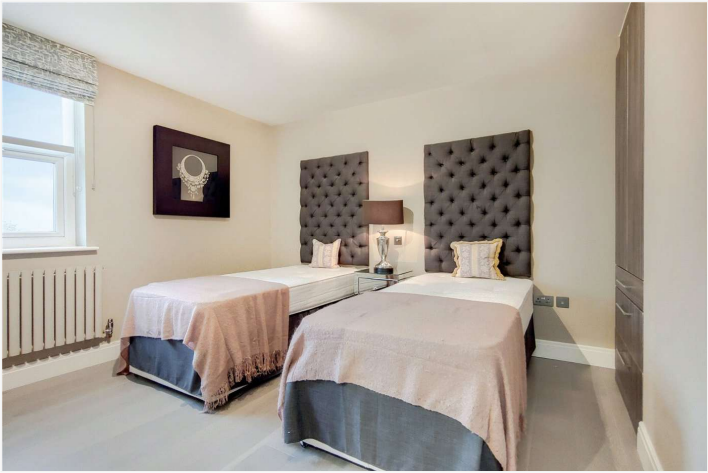
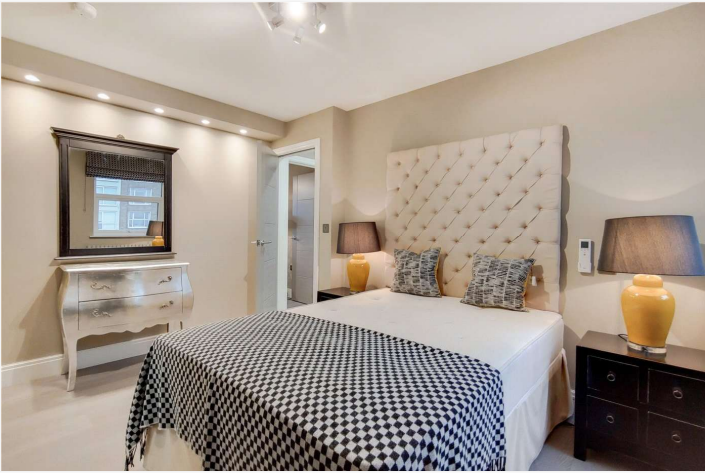
A beautifully presented three bedroom apartment set on the sixth floor of this purpose built portered block, conveniently for Swiss Cottage Underground Station and all local amenities. The property which benefits from off street parking, comprises three bedrooms with three en-suite shower rooms, open plan reception/dining room and separate kitchen.

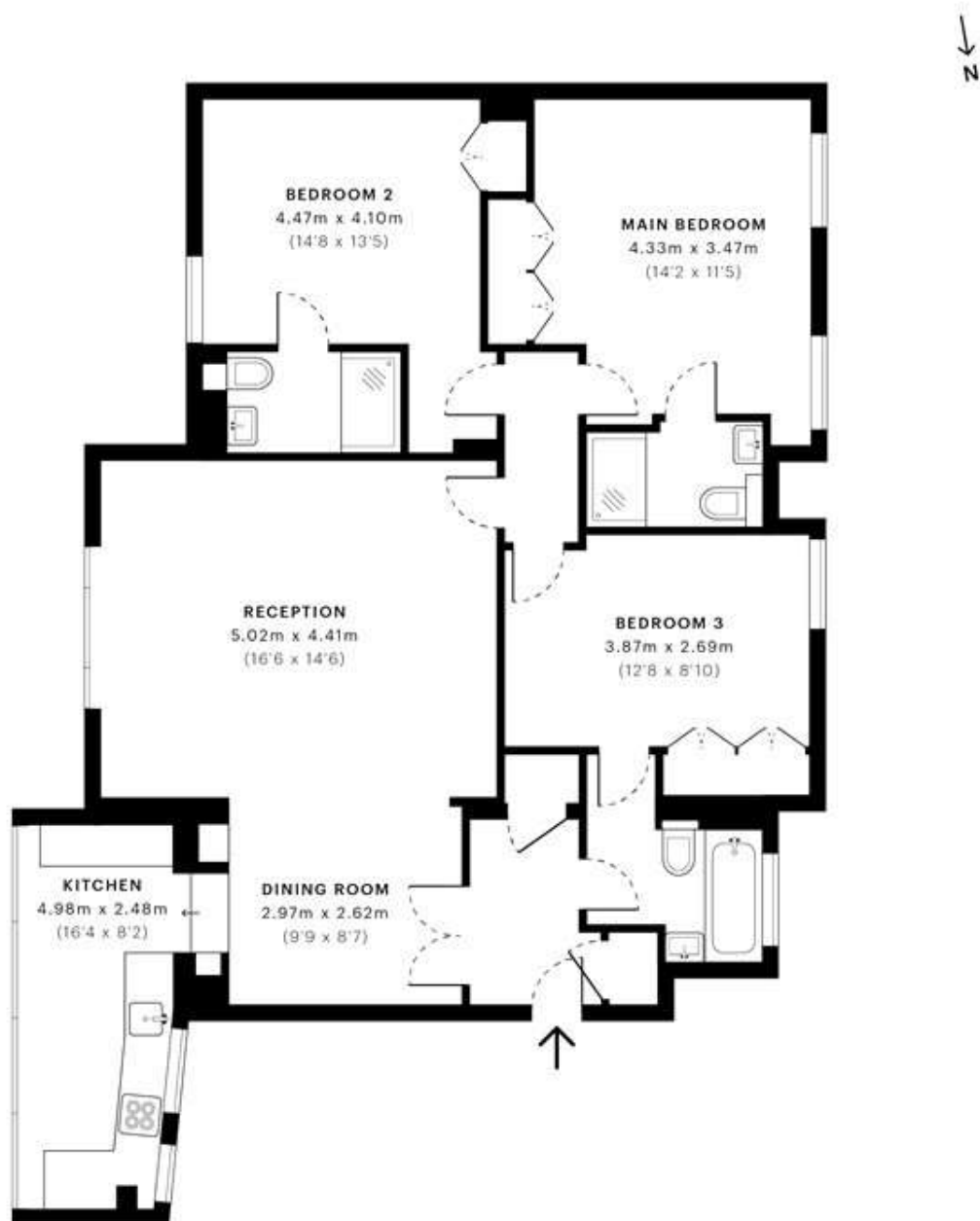
Three Bedrooms (All En-Suites) | Reception Room | Kitchen | Communal Heating | Communal Hot Water | Entrance Phone | Passenger Lift | Porterage | Air Conditioning

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— Sixth Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property

100.90 sqm / 1086.08 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head heights

92.74 sqm / 998.25 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 38 RESIDENTIAL 102.24 sqm / 1100.50 sqft
WMS 32 RESIDENTIAL 94.80 sqm / 1020.42 sqft

spec id 5f825b6d1341100db905c319

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £8,400.00

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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