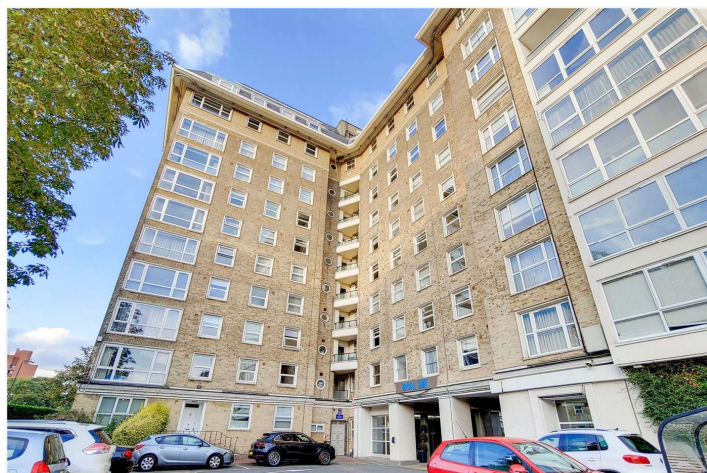




BOYDELL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,400 PER WEEK FURNISHED, UNFURNISHED

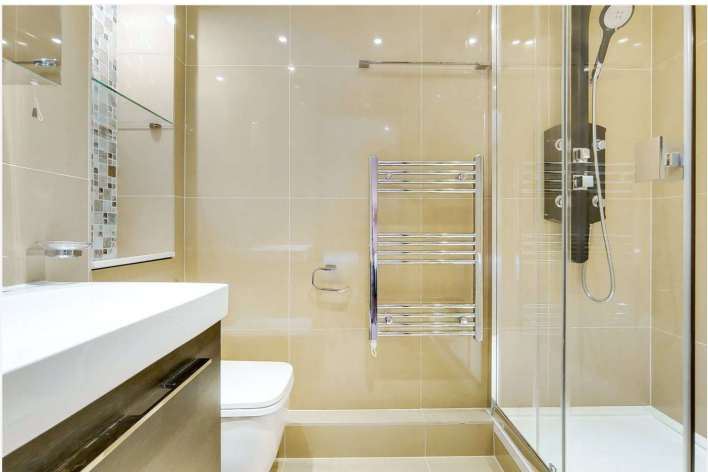
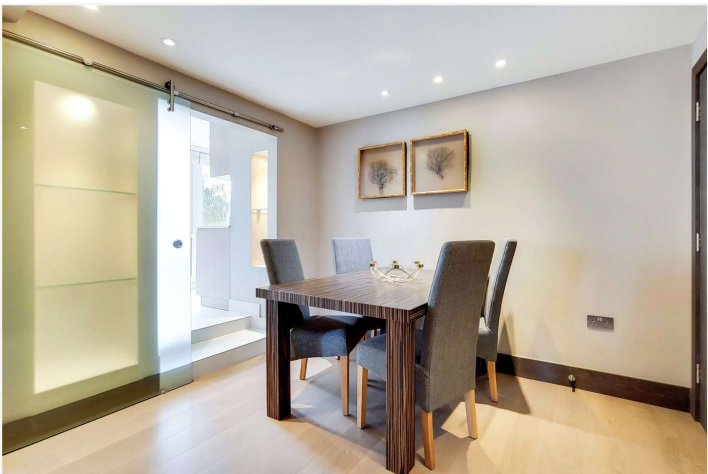
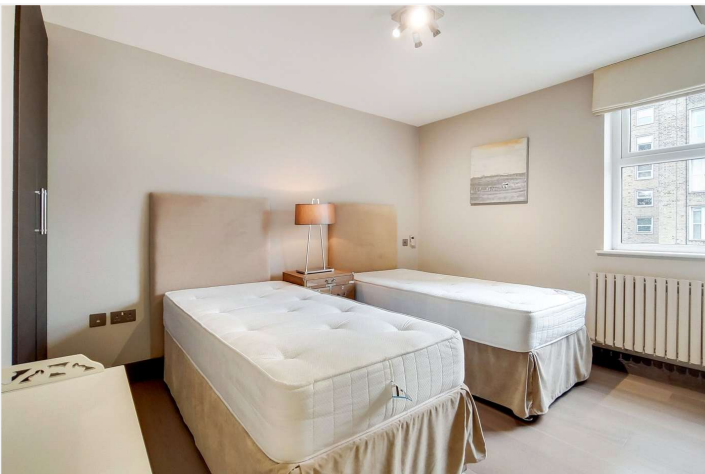
A three bedroom apartment set on the second floor of this portered purpose built block, located within 0.3 miles of Swiss Cottage Underground Station and all local amenities. The apartment, which benefits from wood flooring throughout and off street parking, comprises three bedrooms, three bathrooms, air conditioning, reception and fully fitted kitchen.

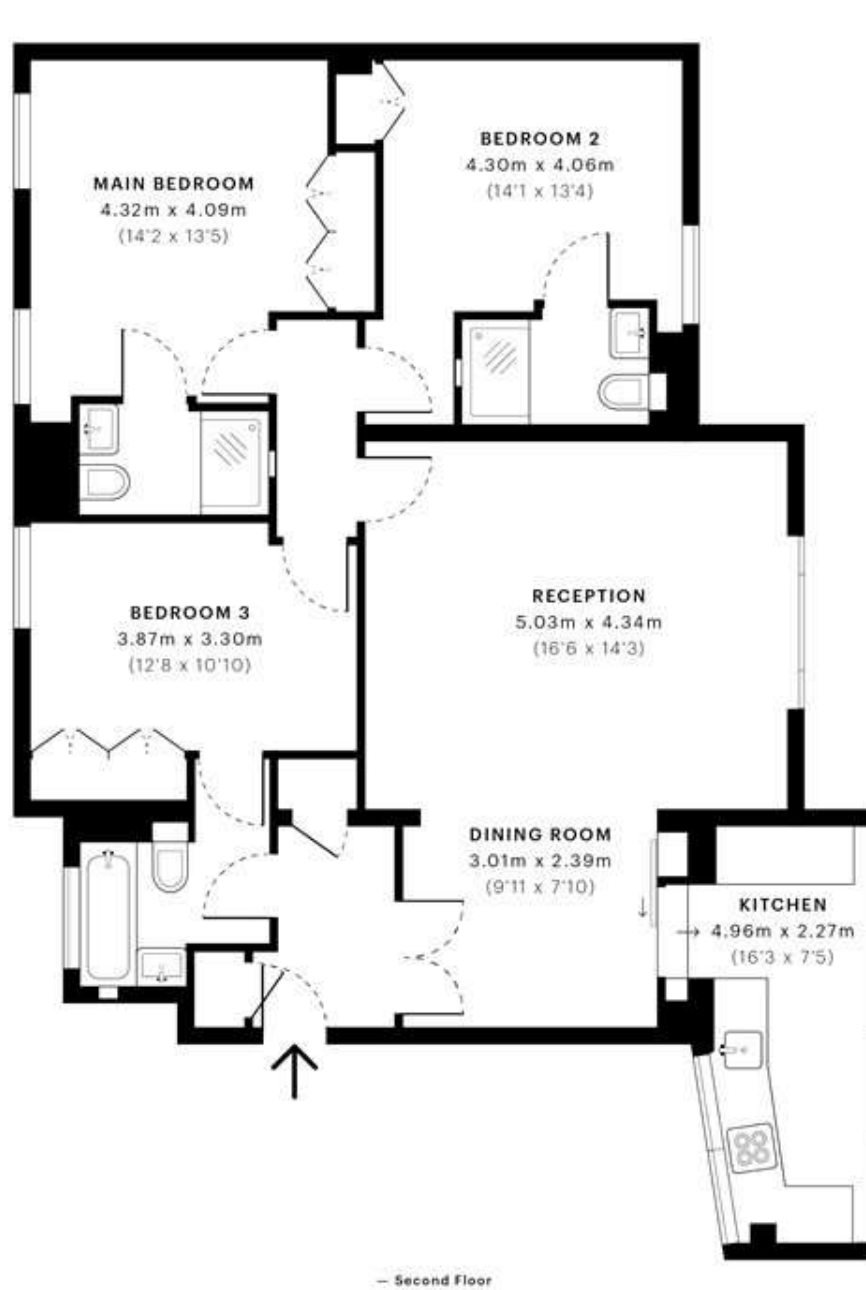
Principal Bedroom with En-Suite Shower Room | Two Further Bedrooms with En-Suites | Separate Kitchen | Reception Room/Dining Room | Passenger Lift | Portage | Air Conditioning | Heating and Hot Water Included

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GROSS INTERNAL AREA (GIA)
The footprint of the property
100.92 sqm / 1086.29 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
(includes walkways, restricted head heights)
92.94 sqm / 1000.40 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.

IPMS 3B RESIDENTIAL 101.98 sqm / 1097.70 sqft
IPMS 3C RESIDENTIAL 94.76 sqm / 1020.20 sqft

spec id: 3f6b6c3e752f2e7efn3fb4e9

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	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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