



BOYDELL COURT, NW8 6NG £1,300pw / £5,633pm FURNISHED OR UNFURNISHED

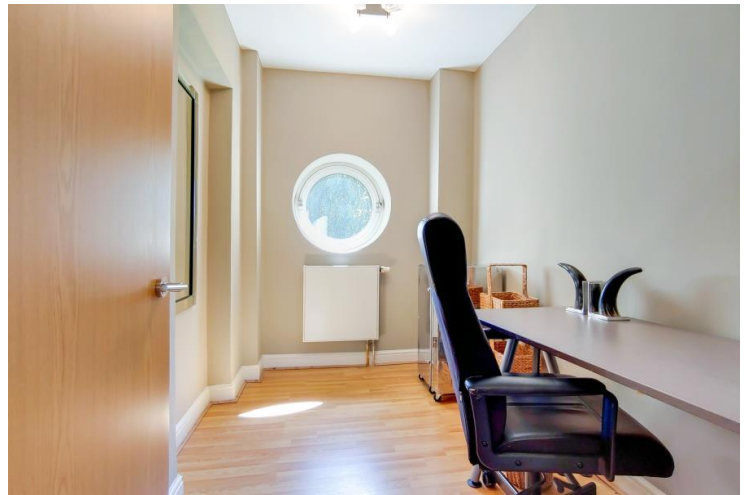
A newly decorated four bedroom apartment set on the first floor of this portered block, located within a short walk to the amenities of St John's Wood & Swiss Cottage. The property, which benefits from off street parking, comprises four bedrooms, two bathrooms, cloak room, reception room and fully fitted kitchen.

Four Bedrooms | Two Bathrooms | Cloak Room | Reception | Kitchen | 24 Hour Portering | Communal Heating | Communal Hot Water | First Come, First Served Parking | Passenger Lift | Four Double Bedrooms


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 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
107.35 sqm / 1155.51 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
98.84 sqm / 1063.90 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

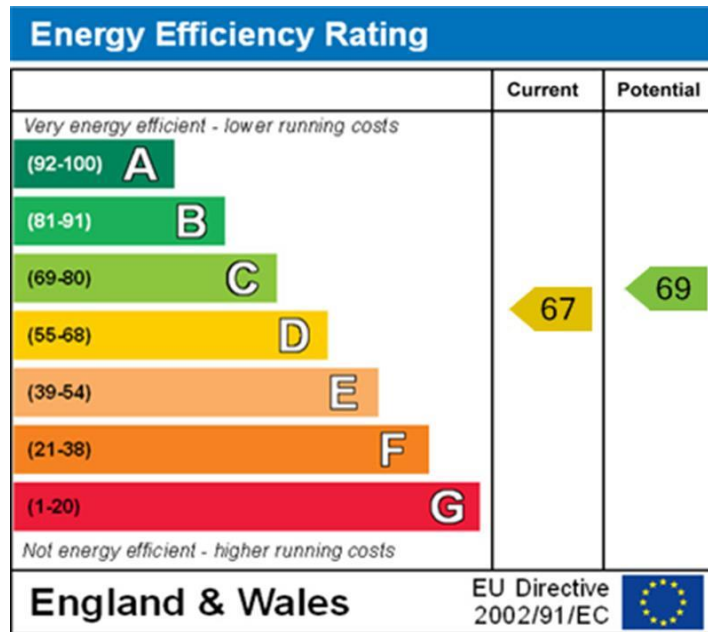
 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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 110.09 sqm / 1185.00 sqft
IPMS 3C RESIDENTIAL 101.76 sqm / 1095.34 sqft

SPEC ID 5f104080a7e4df0a3e30c399



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St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL
020 7586 7001 | stjohnswood@winkworth.co.uk

