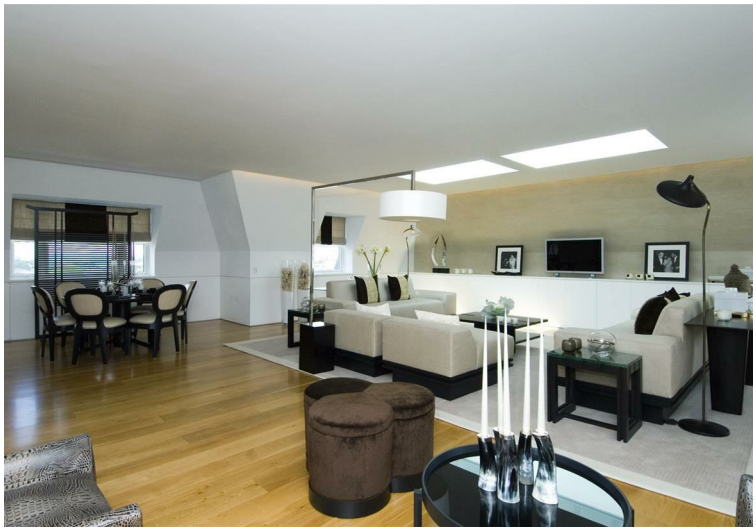
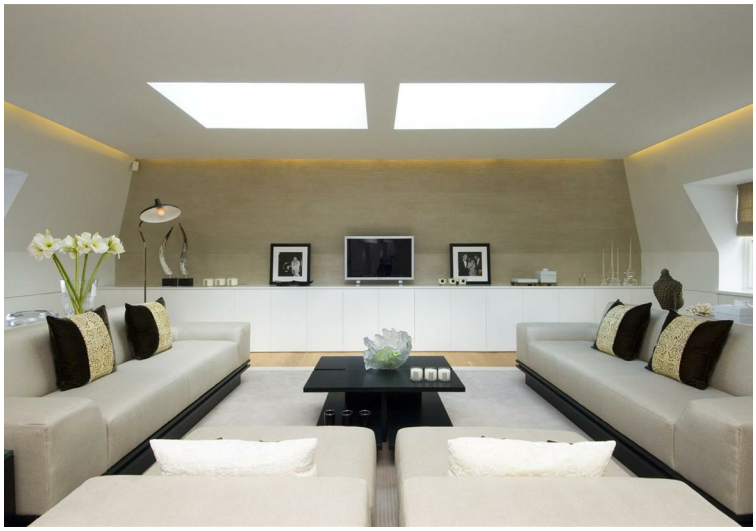






Boydell Court, St Johns Wood, NW8 £10,833 Per Month Furnished/unfurnished

A stunning three bedroom three bathroom apartment arranged over the 9th, 10th and 11th floors of a modern purpose built block with lift and 24 hour concierge.

The apartment benefits from wood flooring, air-conditioning, conservatory and private roof terrace as well as a glass staircase from the 9th floor to 10th floor.

The property comprises a hallway, three bedrooms with three en suite bathrooms on the 9th floor, a glass staircase leading to the 10th floor with a fully fitted kitchen, large reception room and guest wc and stairs up to the 11th floor which leads to the conservatory and roof terrace.

Available beginning of October on a furnished or unfurnished basis.

EPC Rating: C

Camden Council Tax Band: H - £3,393.22 per annum













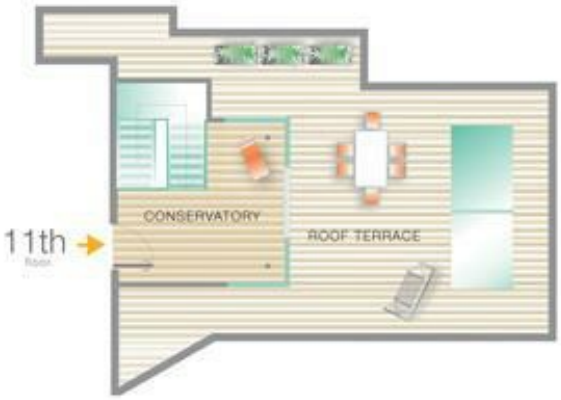
NINTH FLOOR

Bedroom 1	5.51 x 4.27 m.	(18'1" x 14'0")
Bedroom 2	4.63 x 4.47 m.	(15'2" x 14'8")
Bedroom 3	4.78 x 3.17 m.	(15'8" x 10'5")



TENTH FLOOR

Reception	9.51 x 9.14 m.	(31'2" x 30'0") max
Kitchen	4.86 x 2.94 m.	(15'11"x 9'8")



ELEVENTH FLOOR

Conservatory	4.05 x 4.00 m.	(13'4" x 13'1") max
Roof Terrace	10.45 x 7.00 m.	(34'3" x 23'0") max

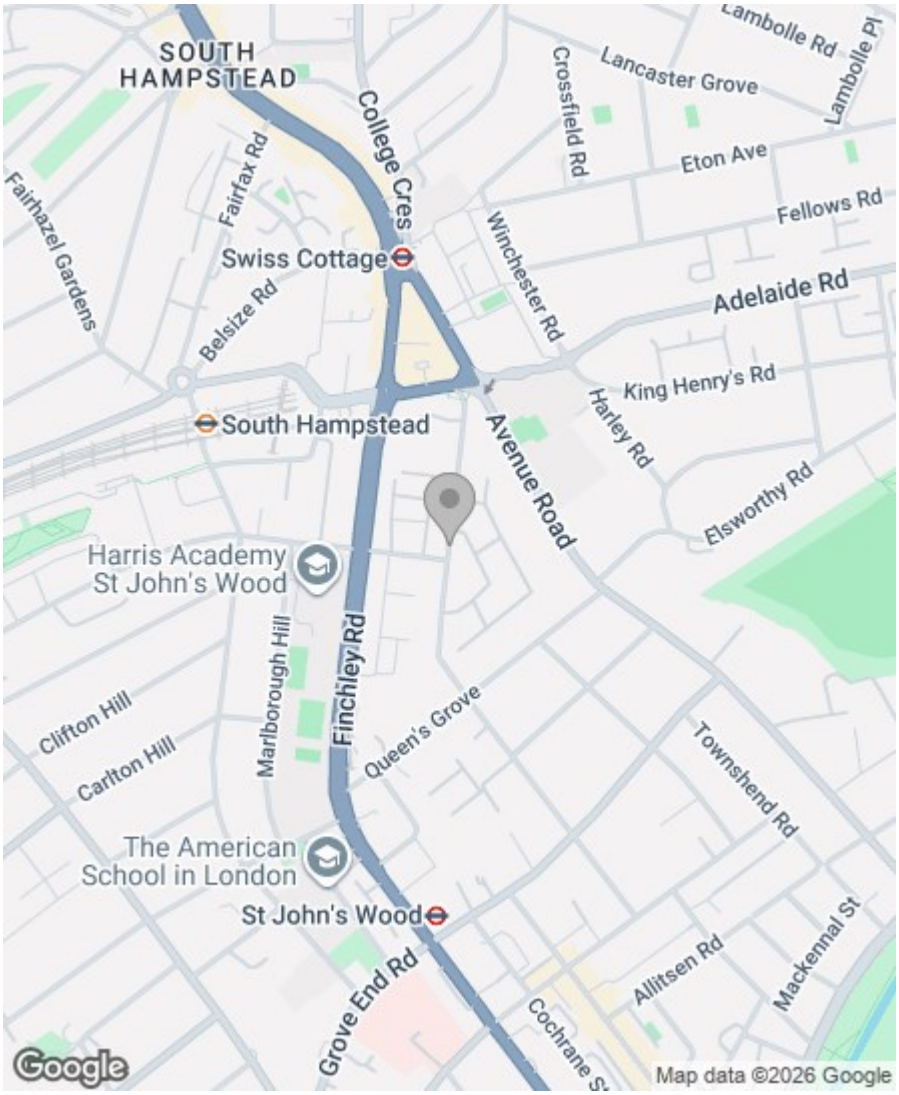
penthouse 1104

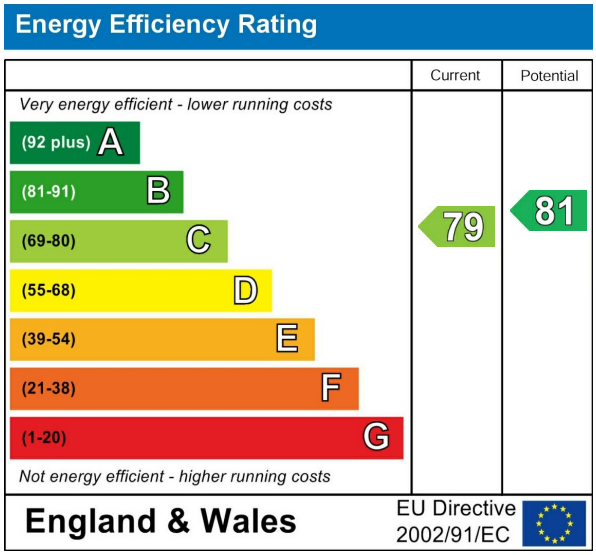
Property Overview

Location	St Johns Wood, NW8
Price	£10,833 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	H
Furnishing	Furnished/unfurnished

Key Features

- Penthouse
- 24 hour Concierge
- 3 Bedrooms
- 3 Bathrooms
- Roof Terrace
- High spec finish
- Furnished/Unfurnished
- Close to Transport Links





Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of

arla | propertymark PROTECTED

The Property Ombudsman

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).