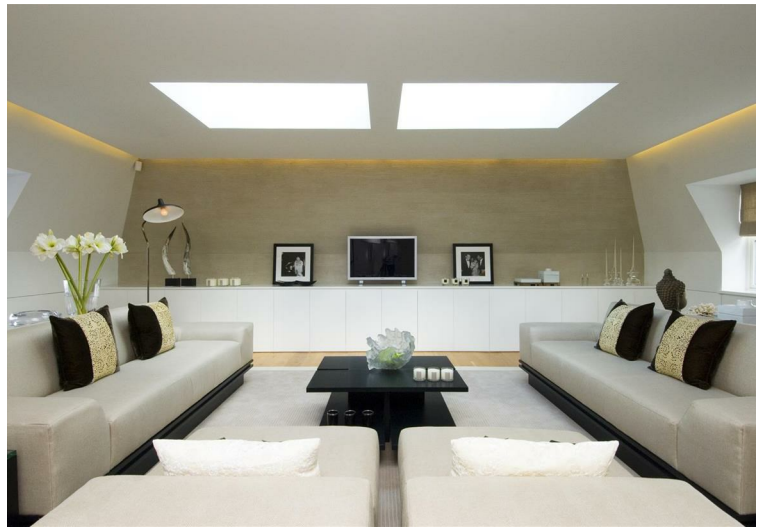
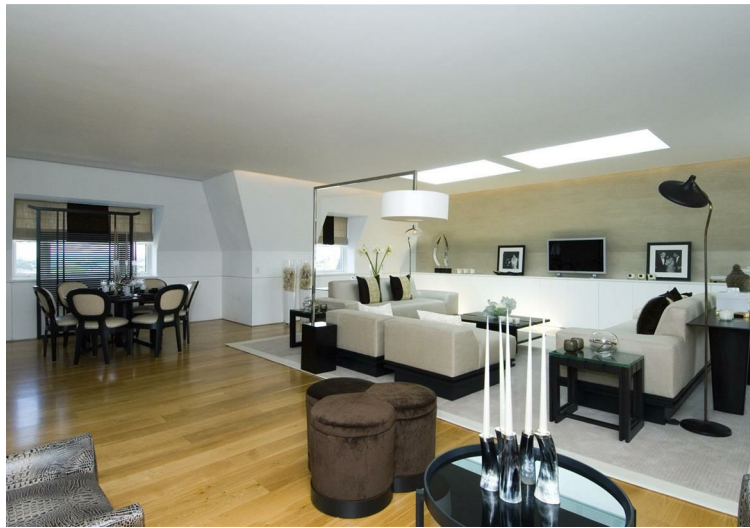




## Boydell Court, St Johns Wood, NW8 £10,833 Per Month Not specified

A superb newly refurbished penthouse apartment set within this gated development offering 24 hour porters and off street parking. The apartment offers double glazed windows, air conditioning, fully fitted kitchen and wooden floors to the reception areas. The property arranged on the 10th and 11th floors, consists of five double bedrooms with fitted wardrobes, four fully tiled bathrooms with multi-jet power showers, spacious reception and modern kitchen with Bosch appliances. Boydell Court benefits from excellent transport amenities with Swiss Cottage Underground Station (Jubilee line) located approximately 150m to the north and South Hampstead Station (Overground) located approximately 350m to the west.







#### 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

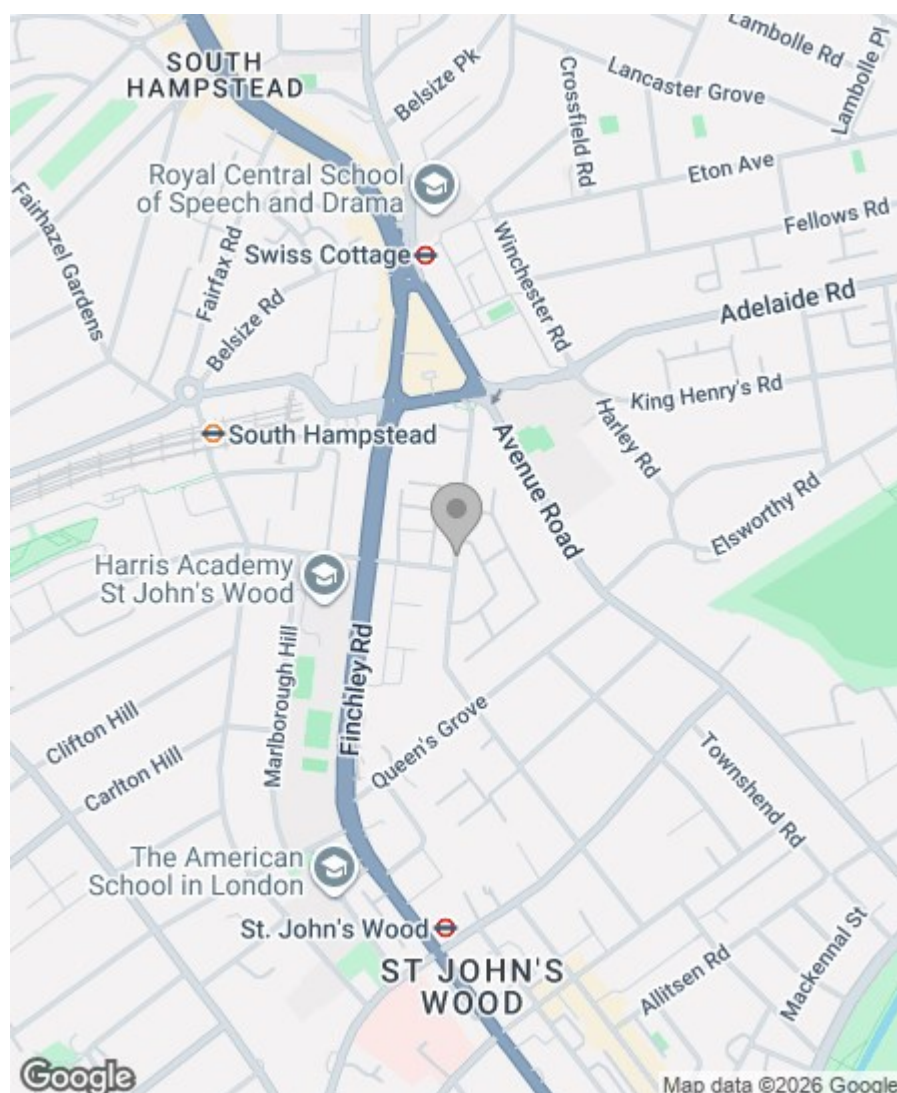


## Property Overview

|            |                    |
|------------|--------------------|
| Location   | St Johns Wood, NW8 |
| Price      | £10,833 Per Month  |
| Bedrooms   | 3                  |
| Bathrooms  | 3                  |
| Receptions | 1                  |
| Council    | Camden             |
| Tax Band   | H                  |
| Furnishing | Not specified      |

## Key Features

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



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 79                                                                                                            | 81        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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Company Registered number  
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We are members of



**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).