



Boydell Court, St Johns Wood NW8



A recently refurbished three bedroom apartment comprising approximately 1155 sq ft / 107.35 sq m in a gated development offering 24 hour concierge, passenger lift, air conditioning and wood flooring throughout.

The property arranged on the first floor, consists of 3 double bedrooms with fitted wardrobes, 3 fully tiled bathrooms with multi-jet power showers, a spacious reception room and a modern fully fitted 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.

Available on a furnished or unfurnished basis from 20th July 2026.

EPC - D

Camden Council Tax Band F - £2,744.67 pa

£5,633 Per Month Subject to contract

Lettings: 020 7625 1000
Sales: 020 7625 7000



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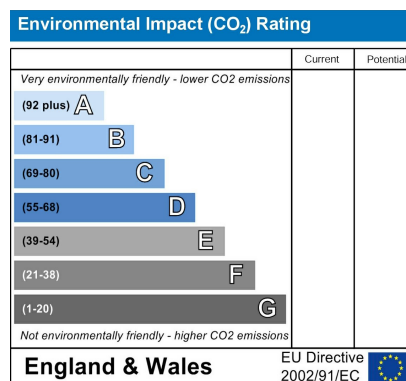
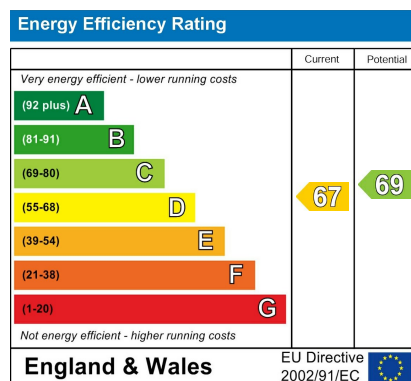
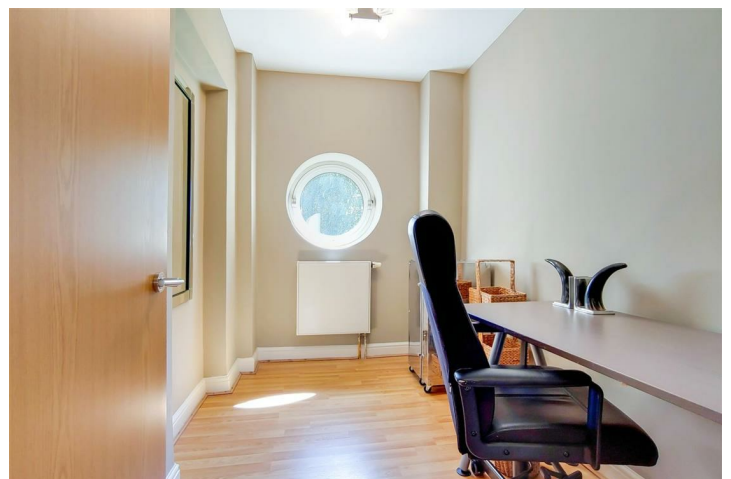


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GROSS INTERNAL AREA (GIA)
The footprint of the property
107.35 sqm / 1155.51 sqft

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

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).