



Boydell Court, St Johns Wood, NW8 £11,375 Per Month Furnished/unfurnished

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 9th, 10th an 11th floors, consists of three double bedrooms with fitted wardrobes, three 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	7.42 x 4.13 m.	(24'4" x 13'7")
Bedroom 2	4.73 x 3.46 m.	(15'6" x 11'4")
Bedroom 3	3.65 x 2.55 m.	(12'0" x 8'4")



TENTH FLOOR

Reception/Kitchen	11.02 x 7.96 m.	(36'2" x 26'1")
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ELEVENTH FLOOR

Conservatory	3.40 x 2.70 m.	(11'2" x 8'10")
Roof Terrace	5.41 x 6.78 m.	(17'9" x 22'3")

Please note that the conservatory has been extended.

Original conservatory was 239 sq.ft (22.2sq.m) and the roof terrace was 446 sq.ft (41.4 sq.m)

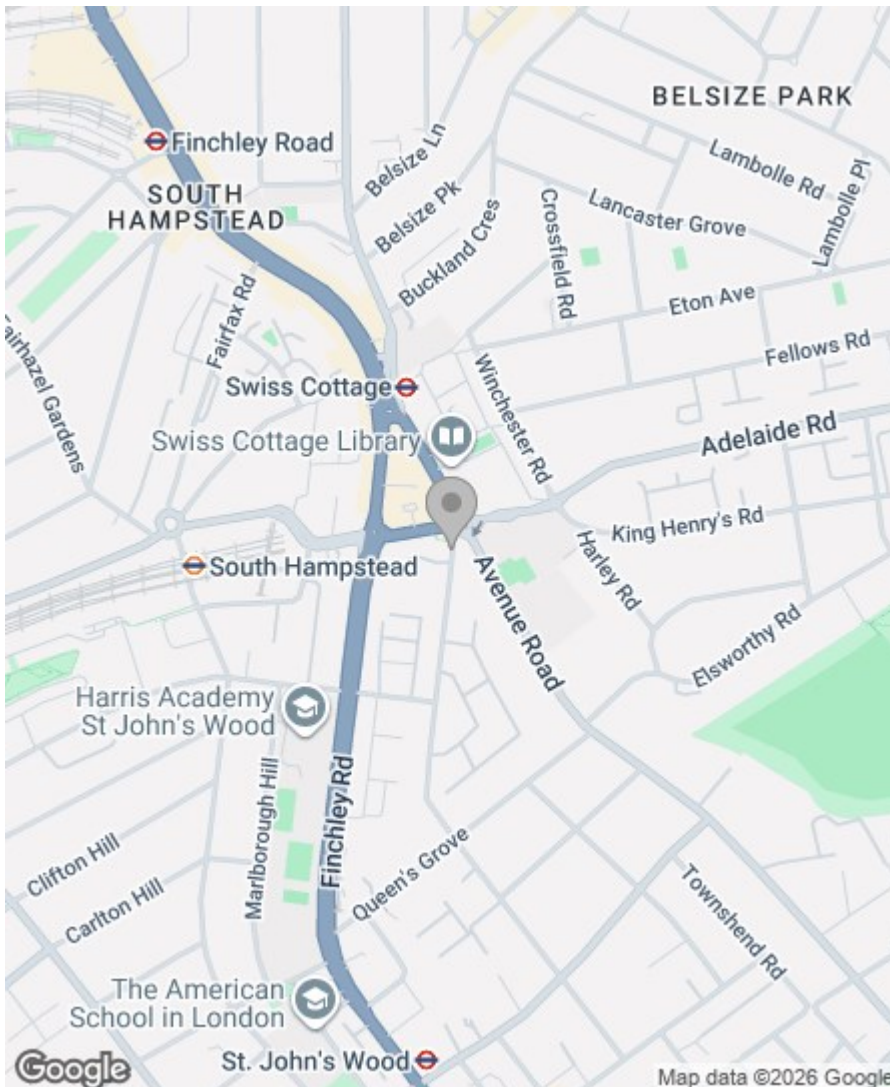
The new conservatory is 395 sq.ft (36.7 sq.m.) leaving a roof terrace of 259 sq.ft (24.0 sq.m.)

Property Overview


Location	St Johns Wood, NW8
Price	£11,375 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	Camden
Tax Band	G
Furnishing	Furnished/unfurnished

Key Features

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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