



Bright and Spacious Apartment in Modern Portered Block

Boydell Court, St Johns Wood Park, St Johns Wood, NW8

Available August 20 - £1,300 per week* (£5,633 PCM)

*Additional fees apply

Boydell Court, St Johns Wood, NW8

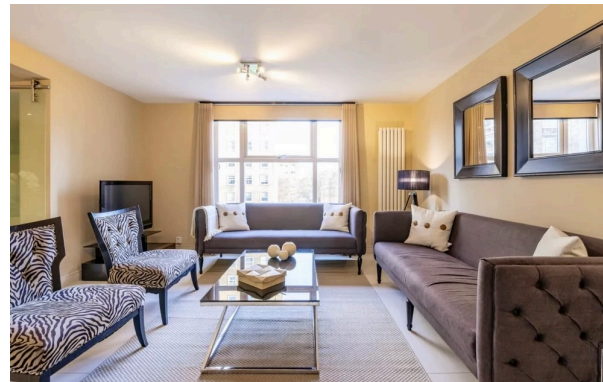
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- Reception/dining room
- Fully fitted kitchen
- Principal bedroom with en suite shower room
- Two further double bedrooms (1 with en suite shower room)
- Family bathroom
- Concierge
- Secure parking
- Communal garden
- Mains water/sewerage/electric/gas
- Gas central heating

A stunning, interior designed apartment, set on the 3rd floor of a modern gated complex on the borders of Swiss Cottage and St Johns Wood. The property boasts a bright and spacious reception room, separate kitchen, 3 double bedrooms and contemporary furnishings throughout. Boydell Court is excellently located for the amenities and transport facilities of Swiss Cottage and chic restaurants and boutiques of St Johns Wood.

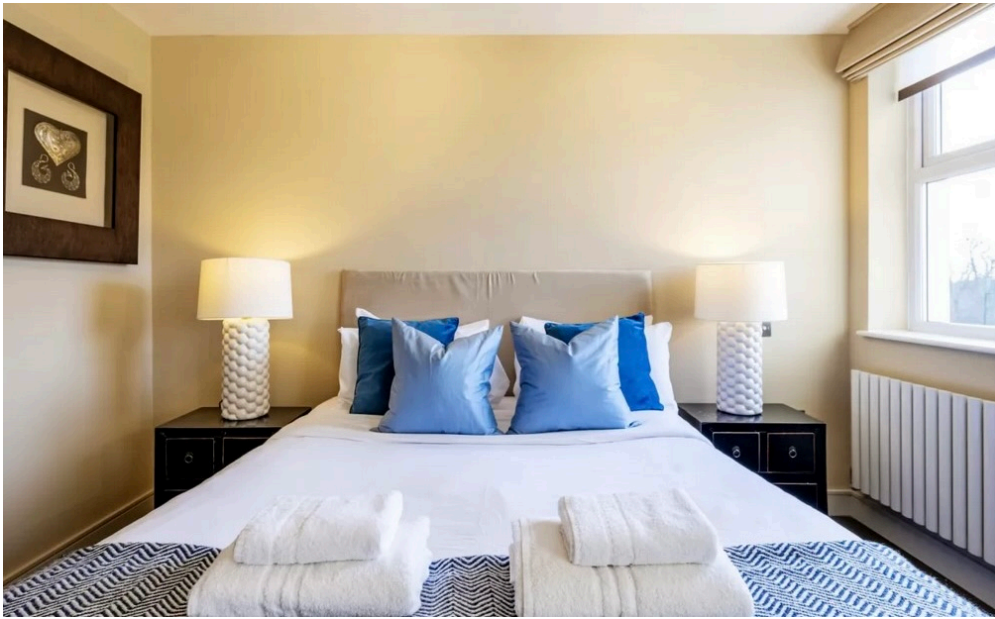
- Available 20 August - Furnished/Unfurnished
- Camden Council Tax Band: F £2,904.16 PA
- EPC Rating: 66/C
- Approx. Gross Internal Area: 1,062 Sq Ft
- Security Deposit: £6,500 (5 wks rent)
- Holding Deposit: £1,300 (1 wks rent)



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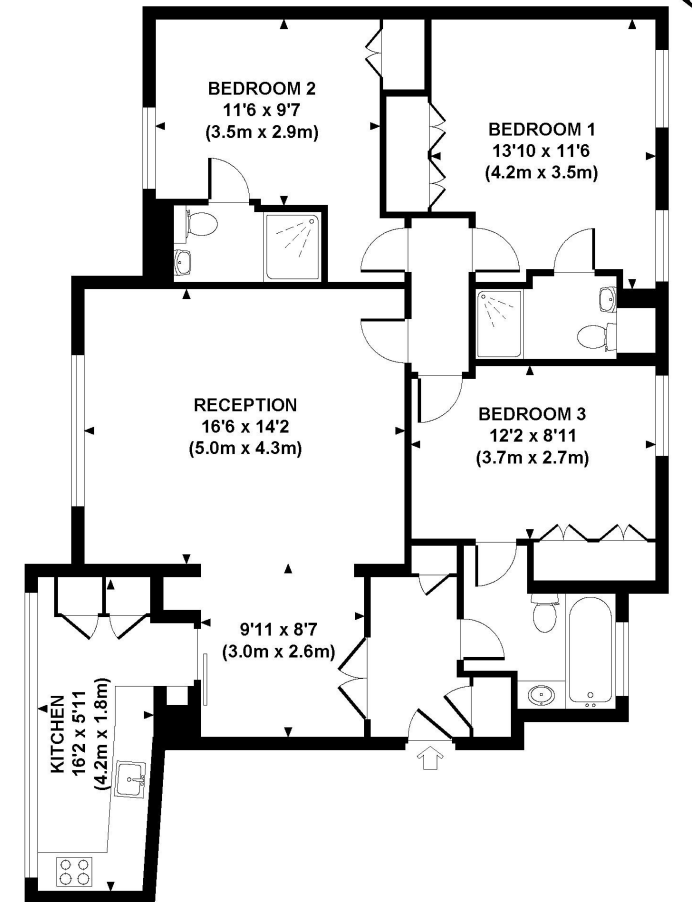
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Approx Gross Internal Area: **1,062 Sq Ft / 99 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROXIMATE GROSS INTERNAL AREA 1062 SQ FT / 99 SQ M

* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards. DE-PHOTOGRAPHY.NET

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included