

ASTON CHASE



BOYDELL COURT

St. Johns Wood Park, London, NW8

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A well presented and newly refurbished three bedroom apartment situated on the first floor in this well maintained purpose block with 24 hour portorage.

Boydell Court is located close to all the amenities of St John's Wood & Swiss Cottage (Jubilee Line).



ACCOMMODATION

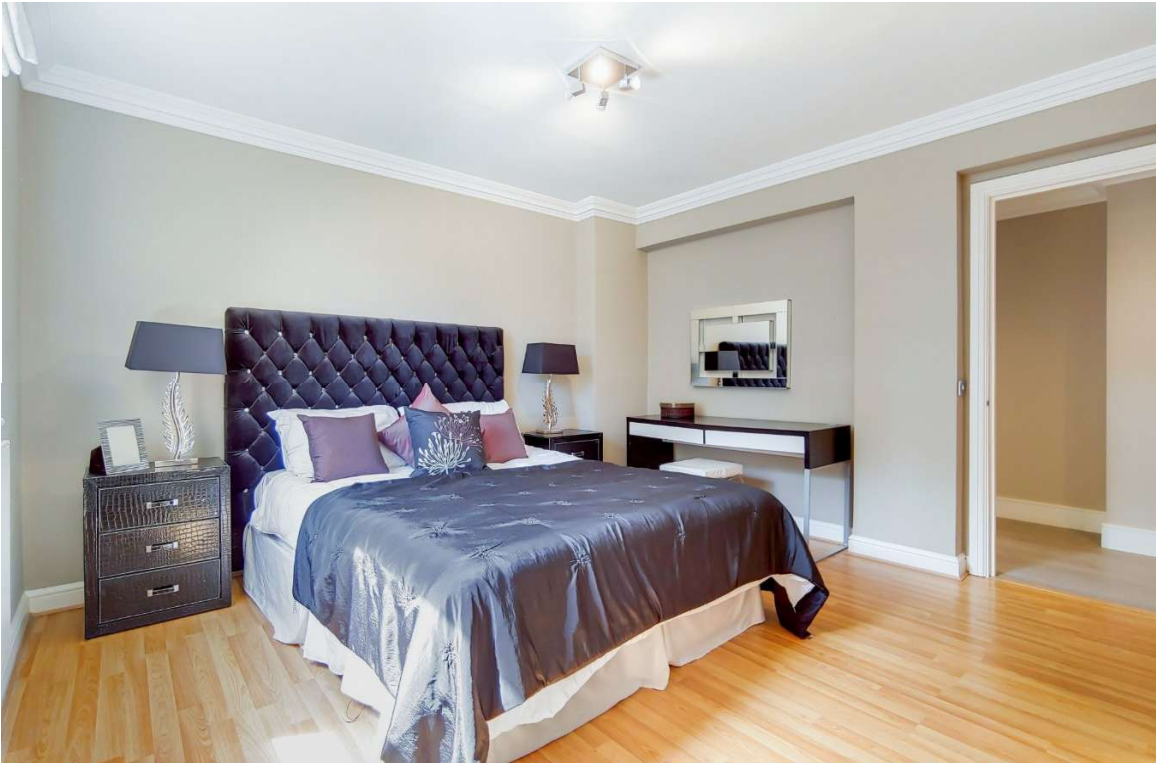
Principal Bedroom with En-Suite Bathroom
Two Further Bedrooms, Family Bathroom
Reception Room
Study, Kitchen, Cloak Room

AMENITIES

24 Hour Portorage
Alarm and Video Entry-Phone



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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 height
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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.