

ASTON CHASE



BOYDELL COURT

34 St. John's Wood Park, London, NW8

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Located on the second floor of this prestigious portered gated development in St John's Wood, this three bedroom property has been refurbished to the highest standards, benefiting from a spacious reception room, fully fitted kitchen, three double bedrooms (two with en-suite bathrooms) and guest cloakroom.

Boydell Court is located within close proximity to the local amenities and both Swiss Cottage and St John's Wood Underground Stations (Jubilee Line).

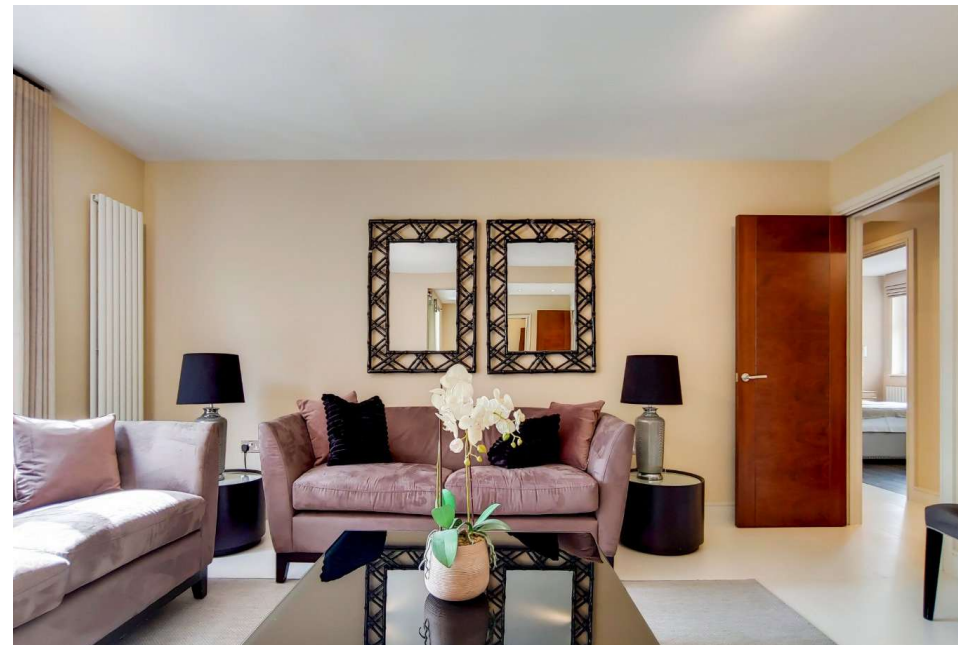


ACCOMMODATION

Double Reception Room, Fully Fitted Kitchen, Principal Bedroom with En-Suite Bathroom, Two Further Bedrooms (One with En-Suite Shower Room), Guest Cloakroom

AMENITIES

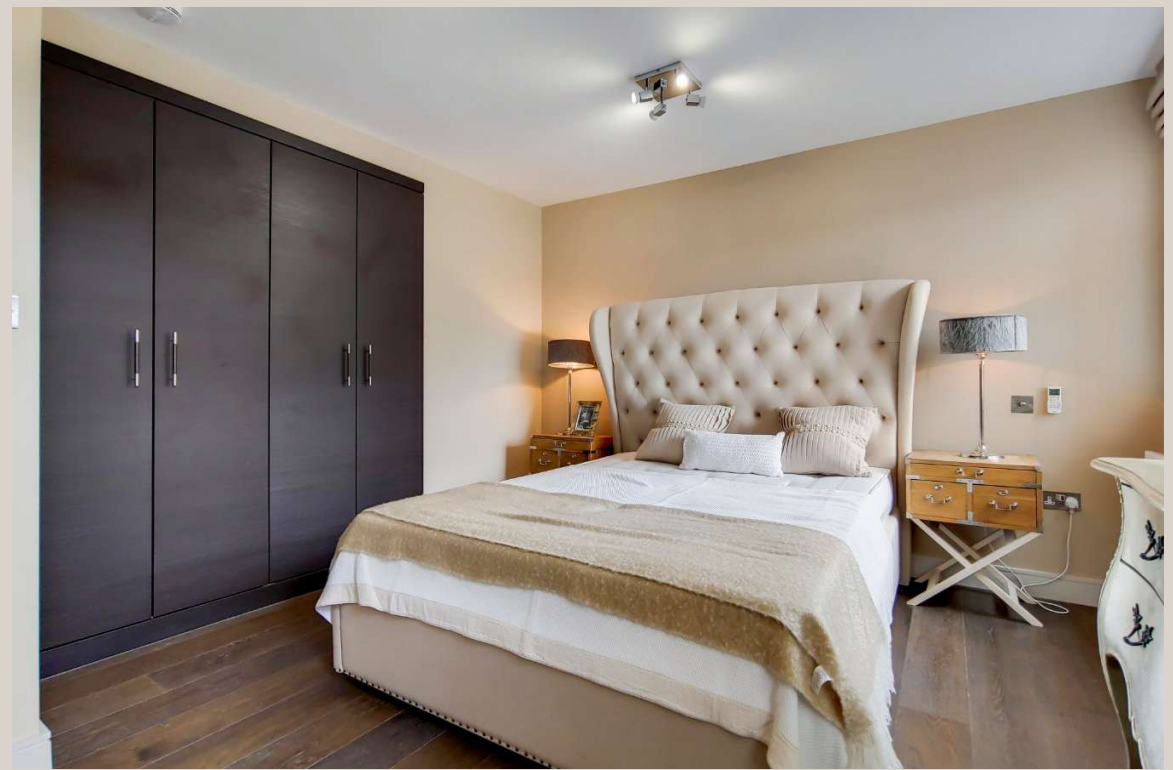
Unallocated Parking on a First Come First Served Basis, 24 Hour Porterage, Lift, Air Conditioning, Pet Friendly

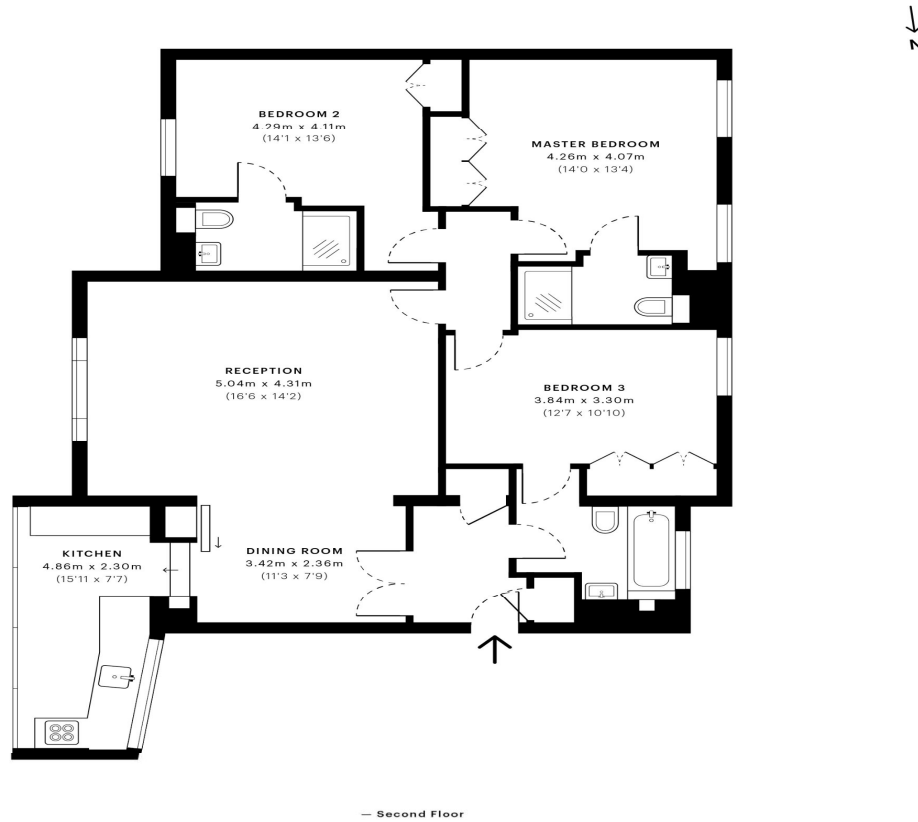


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GROSS INTERNAL AREA (GIA)
The footprint of the property
101.86 sqm / 1096.41 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
91.42 sqm / 984.04 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 103.22 sqm / 1111.05 sqft
IPMS 3C RESIDENTIAL 93.88 sqm / 1010.52 sqft

SPEC ID 5efca6f767a8900a10732ce1

ASTON CHASE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.