

ASTON CHASE



BOYDELL COURT
St John's Wood, NW8

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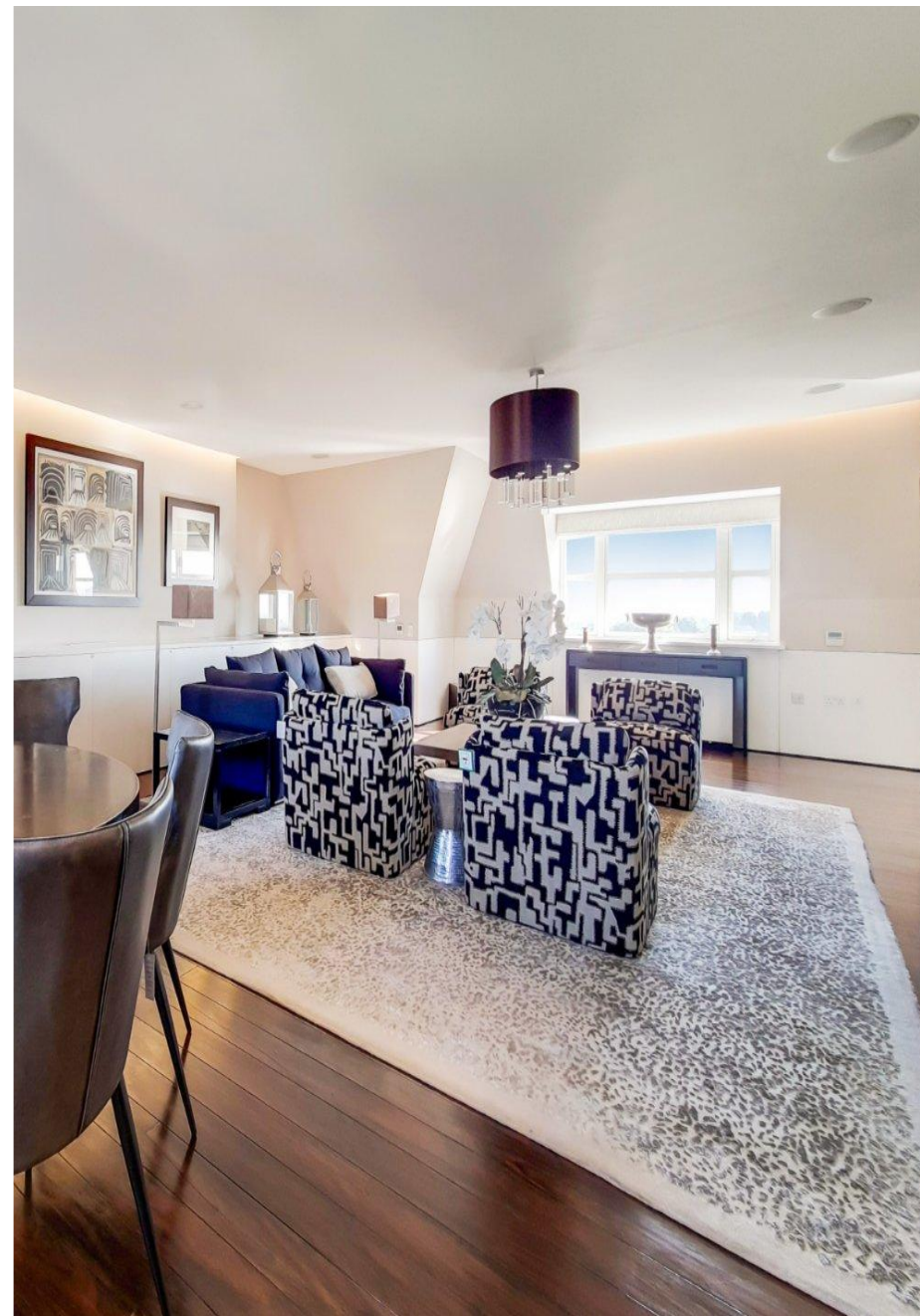
BOYDELL COURT

An exceptionally light, spacious and contemporary penthouse apartment (approx 2,072 sq ft) arranged over the 9th/10th and 11th floors of this popular purpose-built development. Boasting stunning views and set within a portered development. The 2 bedroom apartment has been refurbished and finished to a high standard, wired for digital reception, Sky+, Hot Bird and wireless internet.

The apartment further benefits from a conservatory, decked roof terrace, off street parking and is within close proximities to local amenities and underground stations of Swiss Cottage & St John's Wood (Jubilee Line).

ACCOMMODATION

Principal Bedroom with En-Suite Bathroom, Second Bedroom with En-Suite Bathroom, Large Reception Room with Dining Area, Kitchen, Guest Cloakroom, Conservatory, Roof Terrace

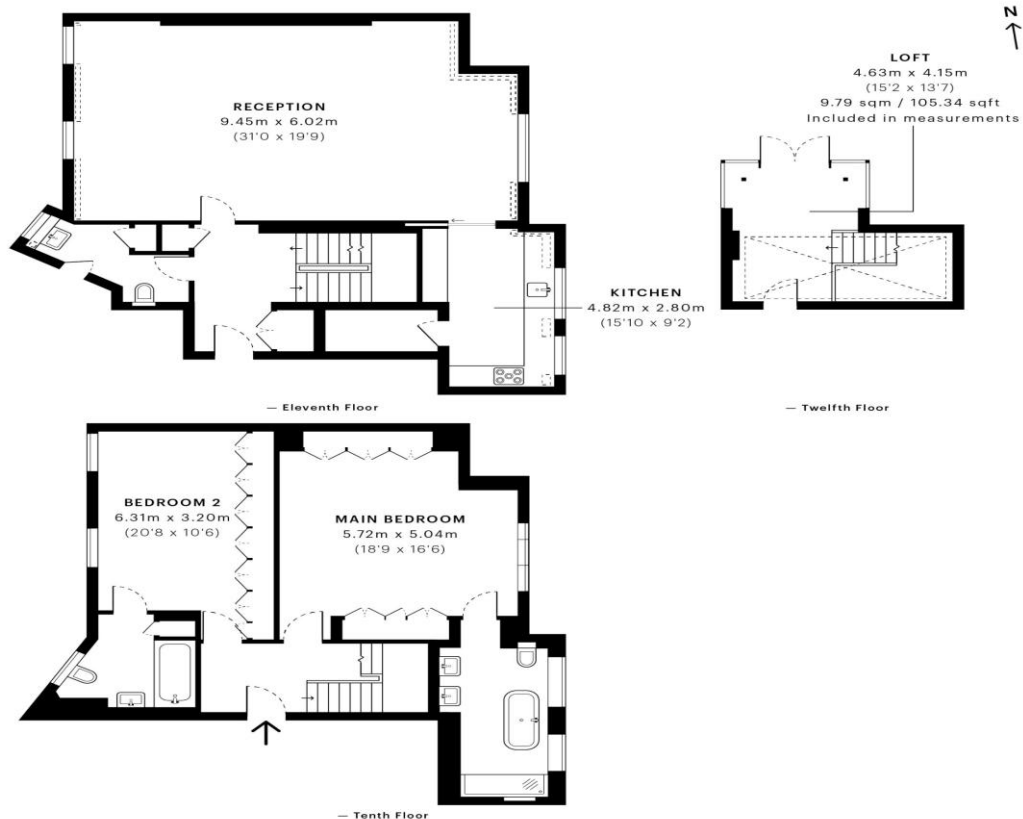


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GROSS INTERNAL AREA (GIA)
The footprint of the property
188.44 sqm / 2028.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
166.96 sqm / 1797.14 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.54 sqm / 16.58 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 182.14 sqm / 1960.54 sqft
IPMS 3C RESIDENTIAL 172.23 sqm / 1853.87 sqft

SPEC ID: 614c6db49167120dd98e1a5d

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(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

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