

**ASTONCHASE**

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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



**BOYDELL COURT  
ST JOHN'S WOOD  
LONDON, NW8**

**£1,100 PER WEEK  
SUBJECT TO CONTRACT**

PRINCIPAL AGENT

Located on the first floor of this well maintained purpose built block, this newly refurbished three double bedroom, three bathroom apartment offers 24 hour portorage and secure underground parking.

Boydell Court is ideally located being only moments from the local shopping and transport facilities of both St. John's Wood and Swiss Cottage (Jubilee Line).

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## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom with En-Suite Bathroom
- Third Bedroom
- Family Bathroom
- Open Plan Kitchen/Reception Room

## AMENITIES

- 24 Hour Porter
- Parking Available by Separate Negotiation

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COUNCIL TAX

Westminster (Band F)

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EPC RATING:

D

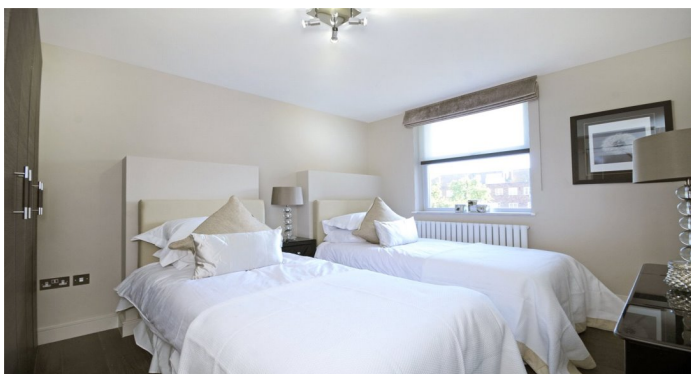
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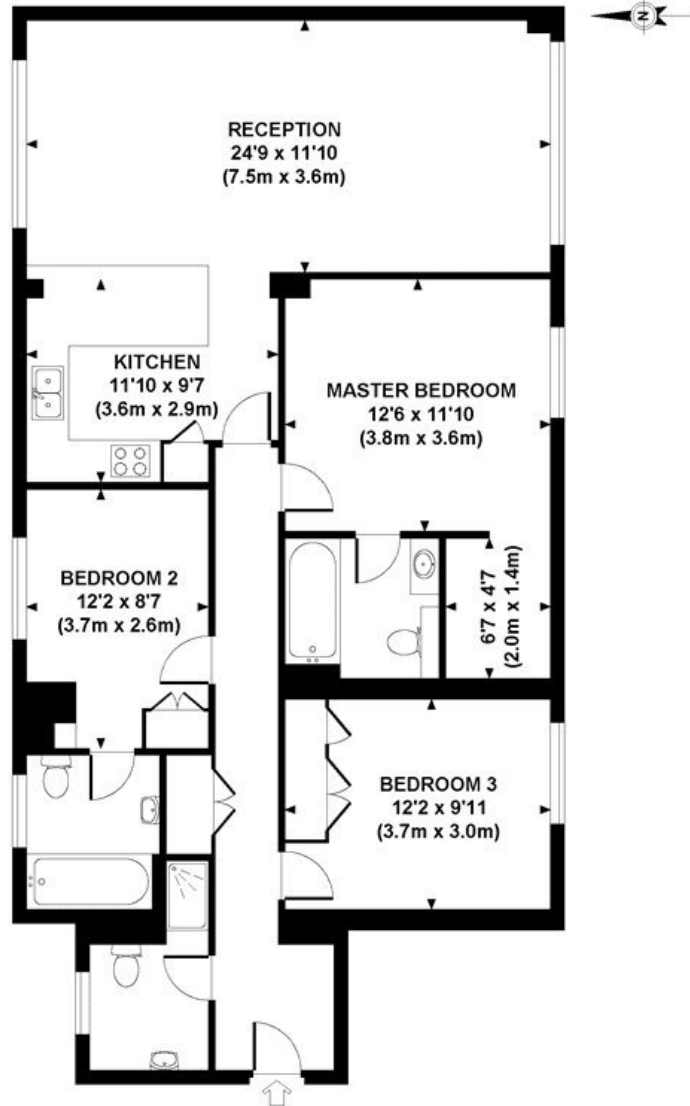
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#### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

## 7 BOYDELL COURT FIRST FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA 1111SQ FT / 103 SQ M

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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