

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

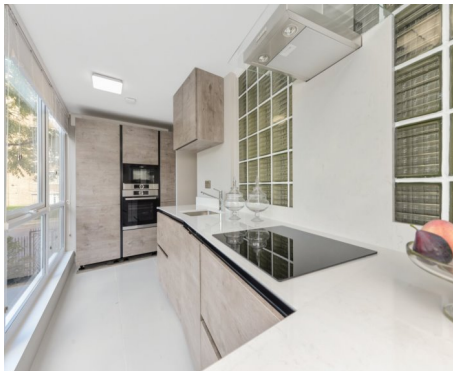
A beautifully presented three double bedroom apartment situated on the first floor of this well maintained purpose built block with 24 hour portorage. Finished to the highest standard this property offers a bright and spacious reception room, modern kitchen and three large double bedrooms all with en-suite bathrooms.

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

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ACCOMMODATION

- Reception Room
- Fully Fitted Kitchen
- Three Double Bedrooms all with En-Suite Bathrooms

AMENITIES

- Lift
- 24 Hour Porterage
- Ample Storage Space
- Parking Spaces Available By Separate Negotiation

COUNCIL TAX

Camden (Band F)

EPC RATING:

D

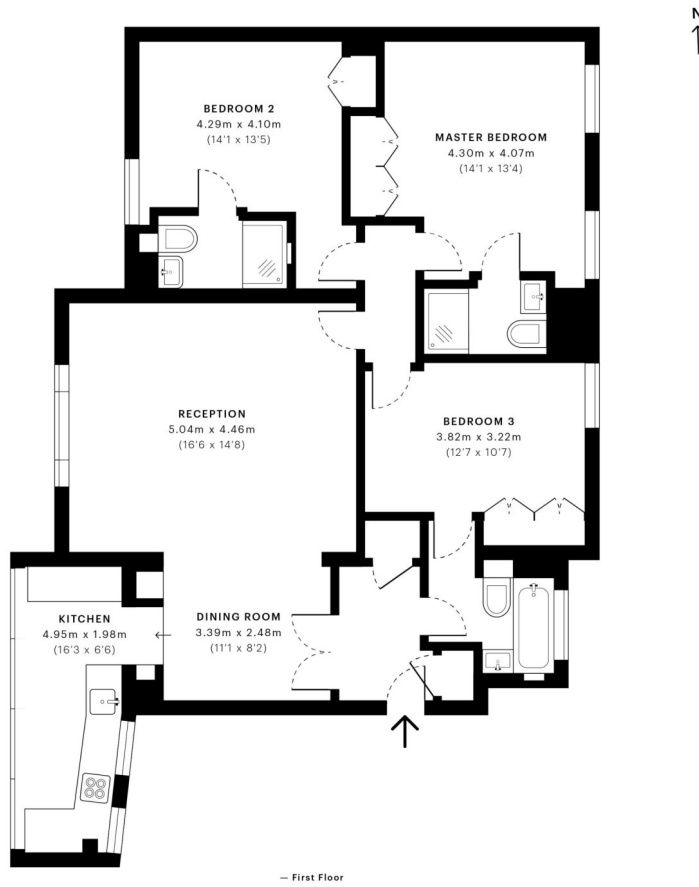
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IMPORTANT NOTICE
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise 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.



GROSS INTERNAL AREA (GIA)
The footprint of the property
100.26 sqm / 1079.19 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes warehouses, restricted head height
92.54 sqm / 996.09 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 102.02 sqm / 1098.13 sqft
IPMS 3C RESIDENTIAL 94.92 sqm / 1021.71 sqft
SPEC ID: 5ee8e9cdae38e70a03bf03d2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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