

# ASTON CHASE



**BOYDELL COURT**  
St Johns Wood, NW8

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## BOYDELL COURT

An exceptionally light, spacious and contemporary penthouse apartment (approx. 2723 sq ft) arranged over the 10th and 11th floors of this popular purpose built development. Set within a portered development, the three double bedroom apartment has been refurbished and finished to a high standard and benefits from a roof terrace with wonderful views over London and off street parking.

Boydell Court 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

2 Further Bedrooms

Open Plan Kitchen/Reception Room

Family Bathroom, Guest WC

Air Conditioning

## AMENITIES

Lift

Roof Terrace

24 Hour Porterage

Unallocated Parking on a First Come First Served Basis

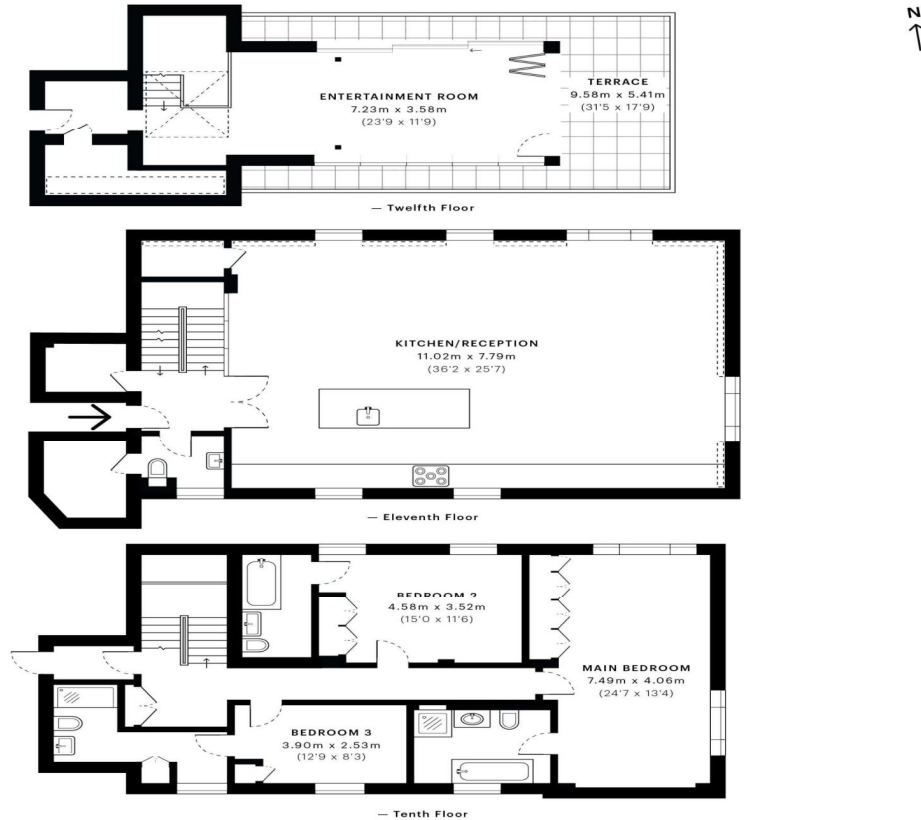


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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
253.00 sqm / 2723.27 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
230.76 sqm / 2483.88 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
24.15 sqm / 259.95 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
4.10 sqm / 44.13 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 268.14 sqm / 2886.23 sqft  
IPMS 3C RESIDENTIAL 256.39 sqm / 2757.61 sqft

SPEC ID 5F10415b6048280a5dce0f25

# ASTON CHASE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	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.