

# ASTON CHASE



**BOYDELL COURT**  
St Johns Wood Park, NW8

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## ST. JOHNS WOOD PARK

A beautifully presented three-bedroom apartment set within the sought-after Boydell Court, offering bright and contemporary accommodation throughout.

The property comprises a spacious reception room with excellent natural light and a stylish walk-through dining area, a modern fully fitted kitchen, and three well-proportioned bedrooms, each benefiting from its own en-suite bathroom. Further features include air conditioning, heating and hot water included within the rent, video entry-phone system and the benefit of 24-hour portage.



## ACCOMMODATION

Double Reception Room, Kitchen, Principal Bedroom with En-Suite Bathroom, Two Further Bedrooms with En-Suite Bathrooms, Concierge, Air Conditioning

## AMENITIES

Boydell Court is ideally located for the excellent amenities of St John's Wood High Street and Finchley Road, with both St John's Wood and Swiss Cottage Underground Stations within easy reach.

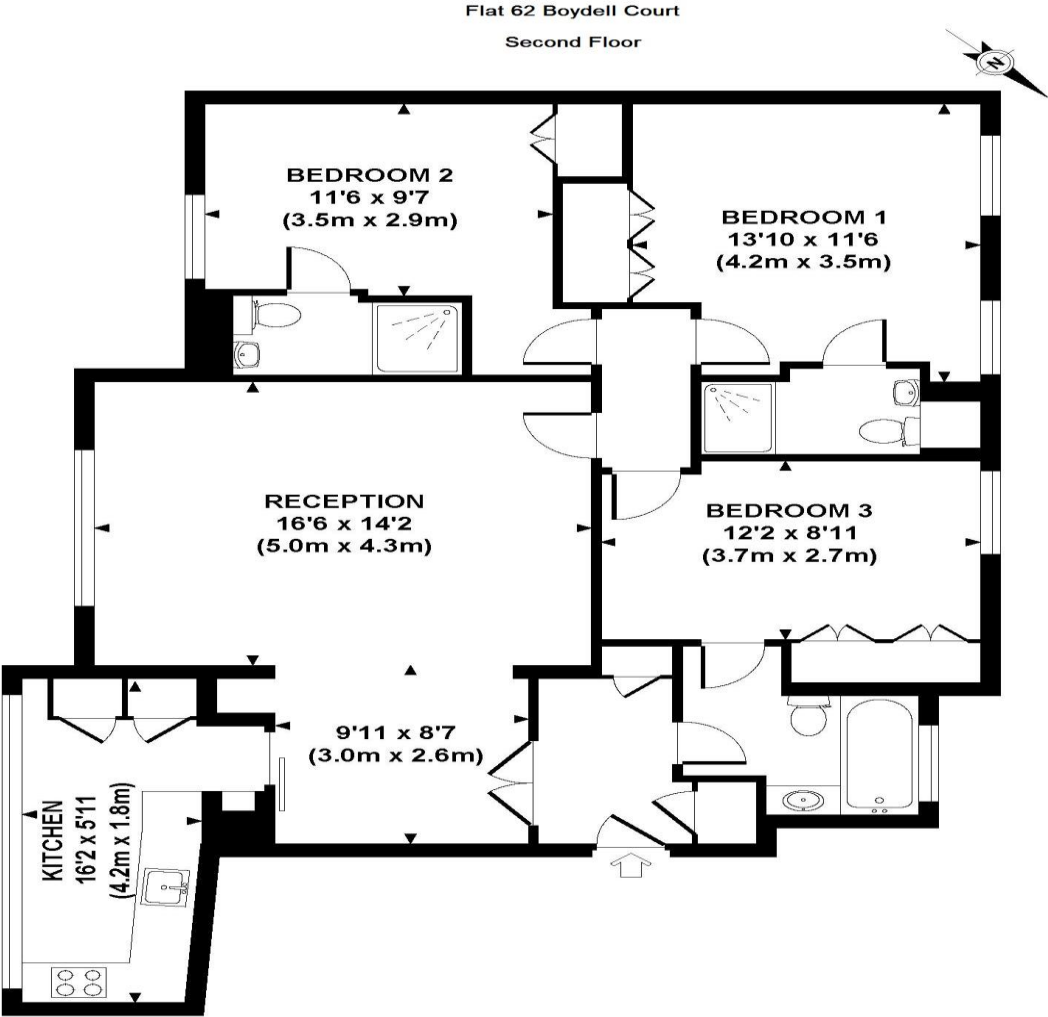


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APPROXIMATE GROSS INTERNAL AREA 1062 SQ FT / 99 SQ M

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

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