



Boydell Court, St. Johns Wood Park, London NW8 .| £575

- Fully Air Conditioned
- Fitted Wardrobes
- Video Entry Phone
- 24 Hour Porter

- Excellent Location
- Wooden Flooring

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Explore the beautifully refurbished 1-bedroom apartment situated in the prestigious Boydell Court development. Benefit from secure gated premises, 24-hour concierge service, and communal parking. Conveniently located between St Johns Wood high street and Swiss Cottage. Book a viewing today!

Located between the bustling St Johns Wood high street and the charming Swiss Cottage, this apartment is perfectly situated to offer the best of both worlds. Enjoy the convenience of nearby shopping, dining, and entertainment options, all while relishing the tranquility of a leafy retreat.



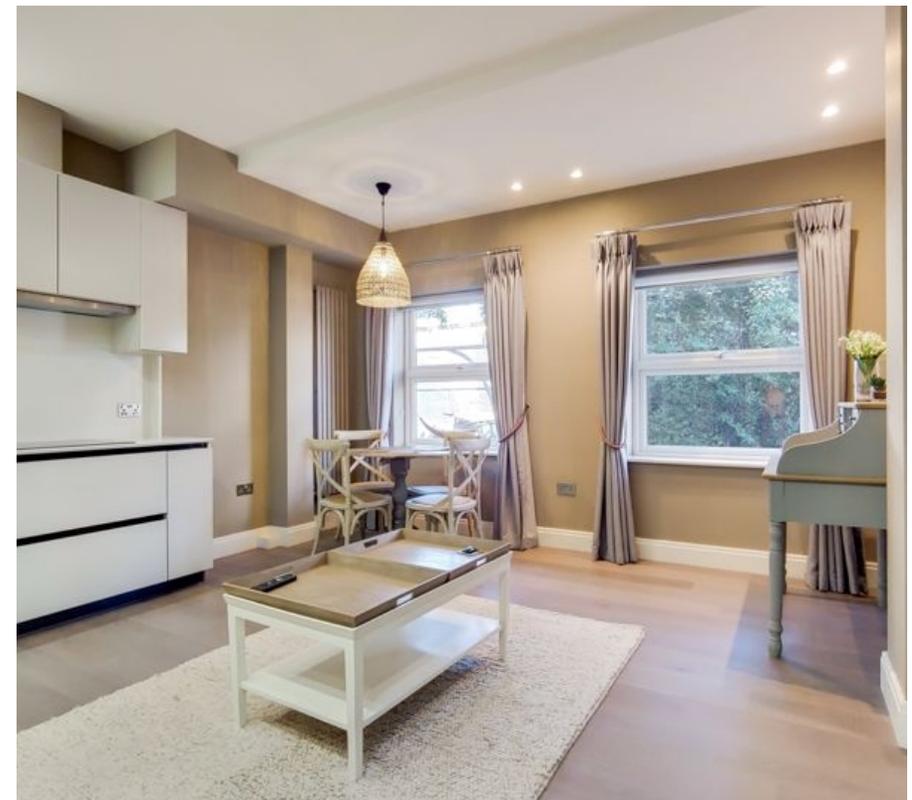
Oliver Kent

✉ oliver.kent@vitaproperties.uk

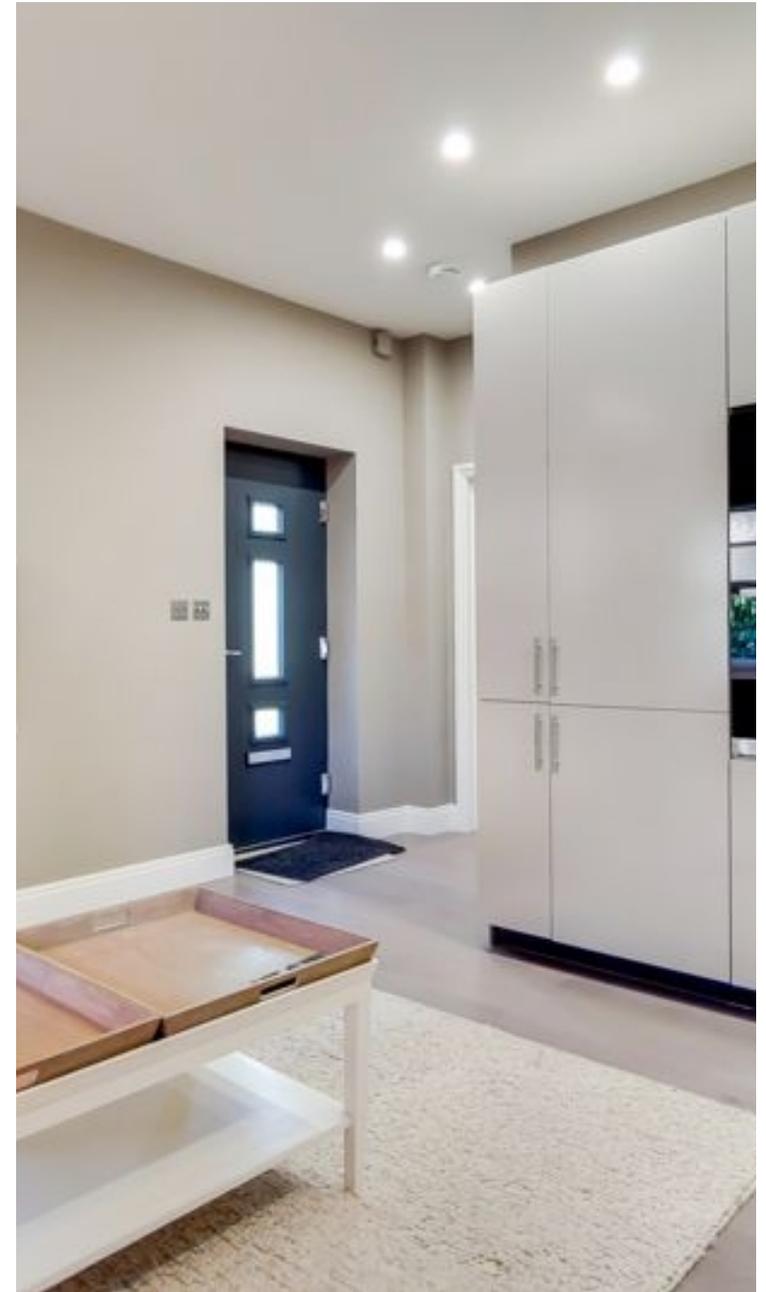
☎ +4477 7274 0351



🏠	Flat
🔑	Available to Let
🛏️	x 1
🛋️	x 1
📺	x 1



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



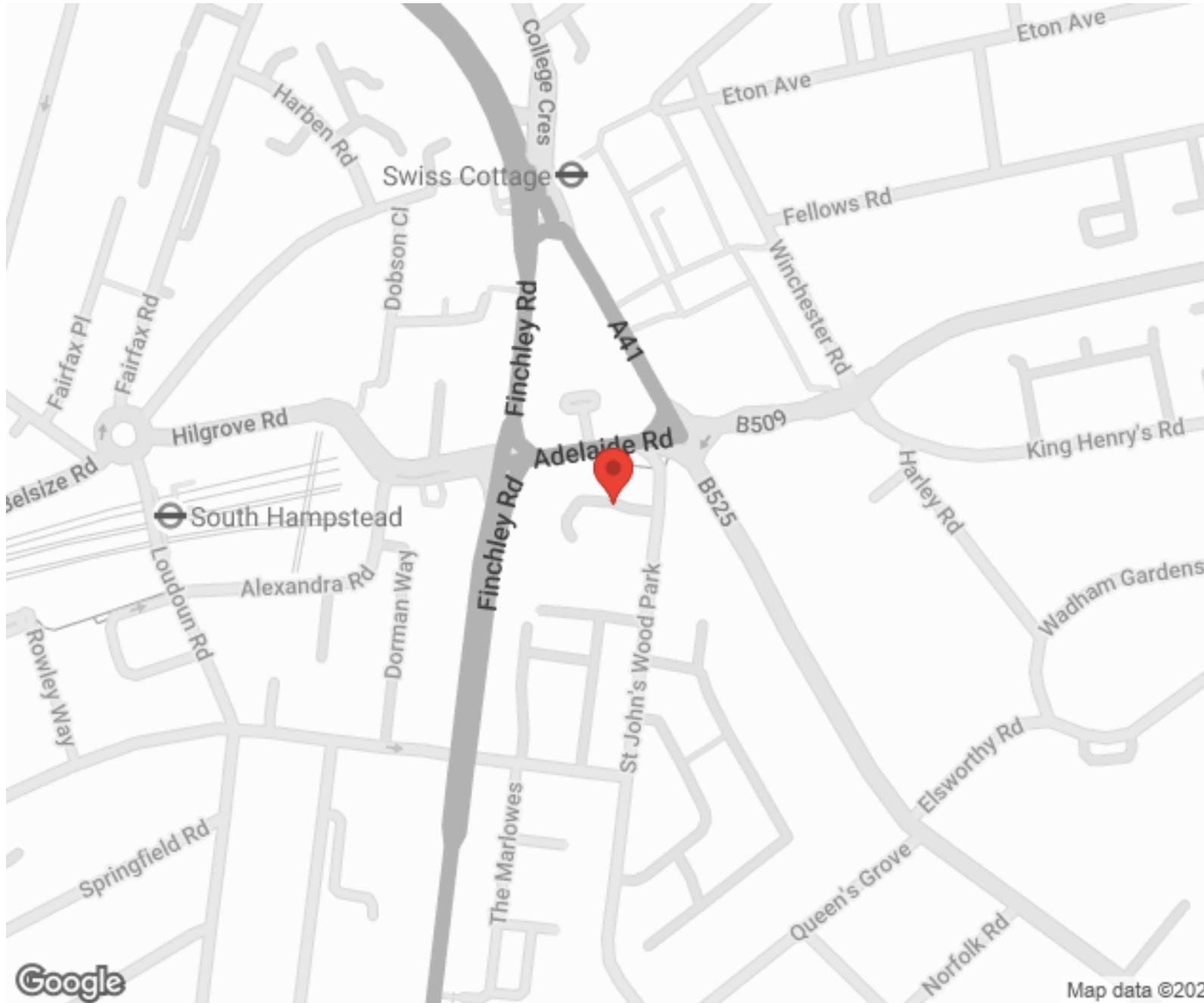
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy rating

D

Valid until 9 April 2026

Certificate number: 8176-7324-5636-4720-2666

Property type: Ground-floor flat

Total floor area: 40 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

67 | D

73 | C

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. The average energy rating and score for a property in England and Wales are D (60).

SCAN FOR MORE GOOGLE REVIEWS

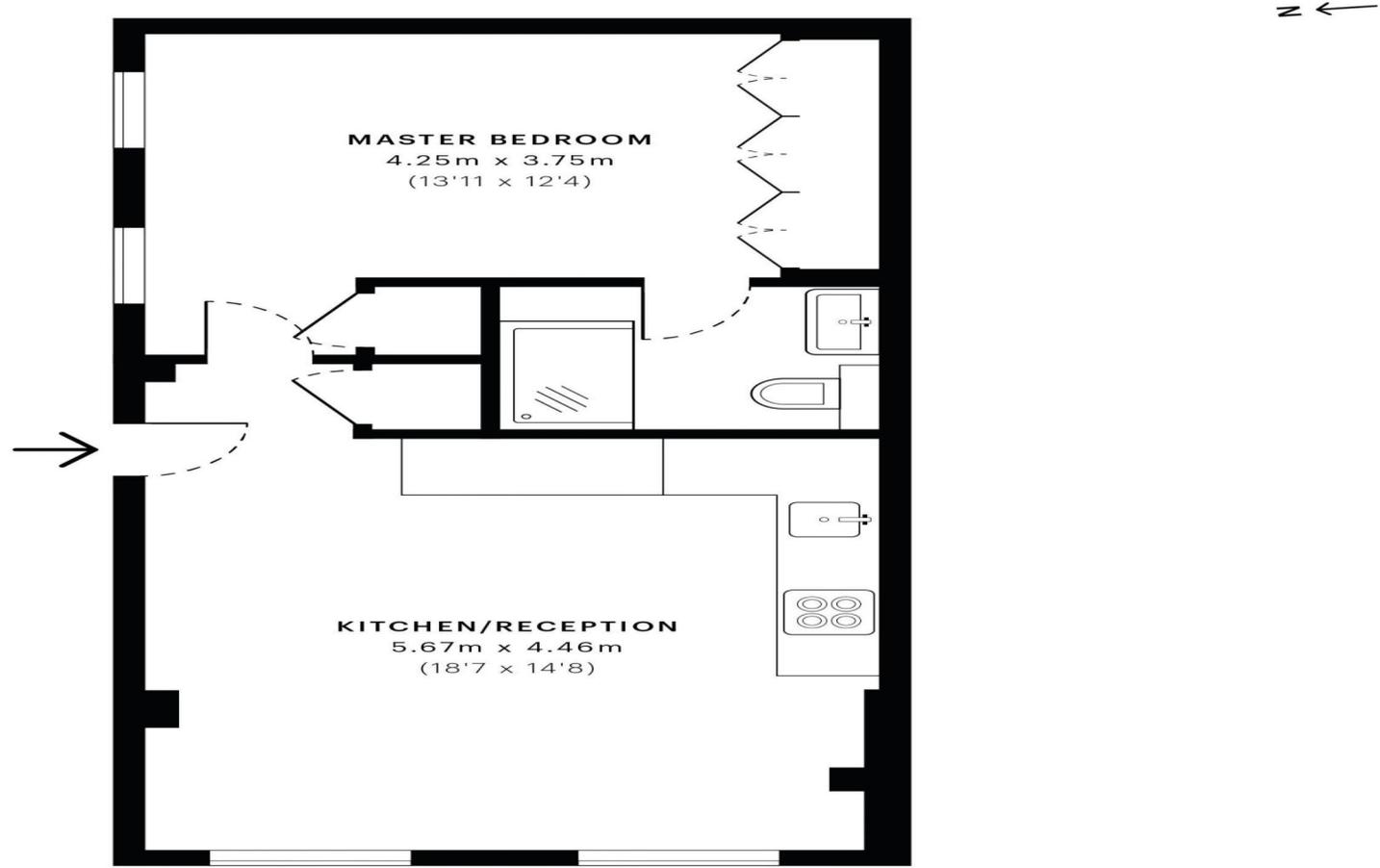
Google

★★★★★

4.9 Stars | 132 Reviews

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— Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
40.78 sqm / 438.95 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
38.93 sqm / 419.04 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 41.70 sqm / 448.86 sqft
IPMS 3C RESIDENTIAL 40.09 sqm / 431.53 sqft

SPEC ID 5f10420a6048280a5dce0f26