



**VITA**  
*Properties*

Boydell Court, St Johns Wood Park, London, NW8 | £5,633

- 24 Hour Portage Within A Gated Development
- First Serve Parking
- Wooden Floors
- Heating and Hot Water included

- Moments to Jubilee Line and Amenities
- Available 2nd April 2025

"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!"

A beautifully presented four bedroom (1160 Sq Ft) 1st floor apartment situated in this well maintained purpose built block with 24 hour portorage. The property has been refurbished to the highest standard and boasts a dual aspect reception room with London views. Boydell Court is located within close proximity to the local amenities and underground stations of both Swiss Cottage and St Johns Wood (Jubilee Line). Principal Bedroom with En-Suite Bathroom and Walk-in Wardrobe, Second Double Bedroom, Third Double Bedroom, Reception/Dining Room, Fully Fitted Kitchen, Guest Cloakroom and first come first serve parking



Phoebe Knight

✉ phoebe@vitaproperties.uk

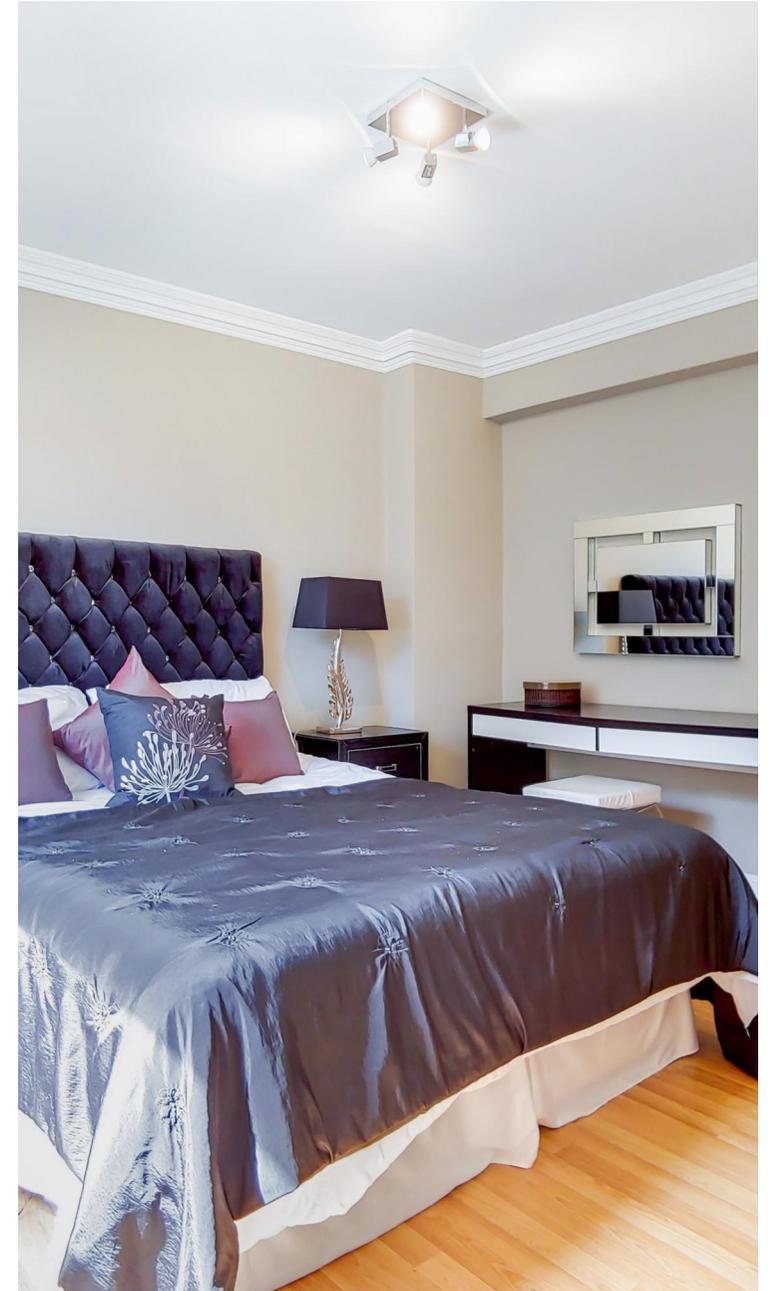
☎ +44 7493100161



-  Flat
-  Available to Let
-  x 4
-  x 1
-  x 2

"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!"

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"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."

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"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."

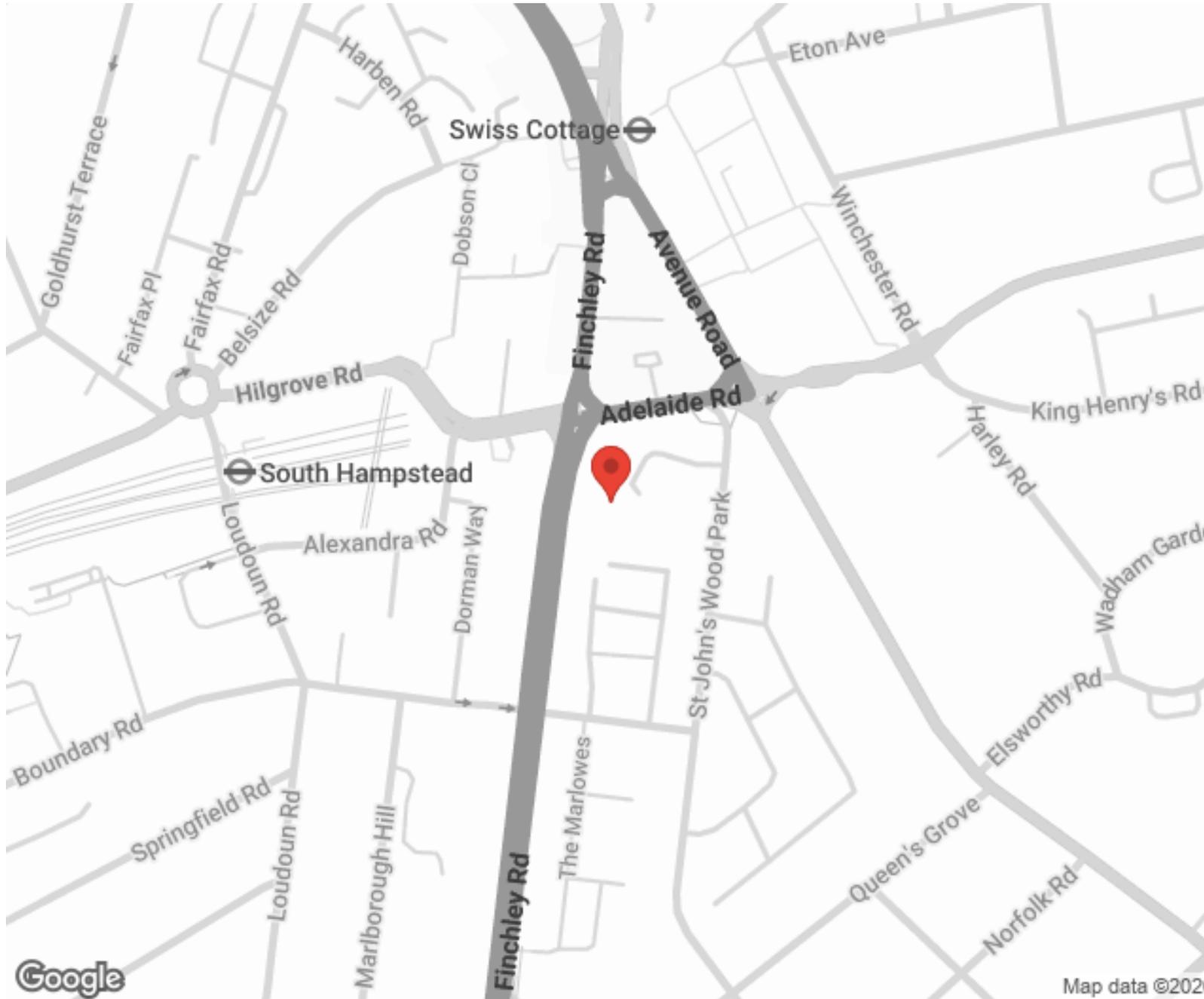
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"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!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

SCAN FOR MORE  
GOOGLE REVIEWS



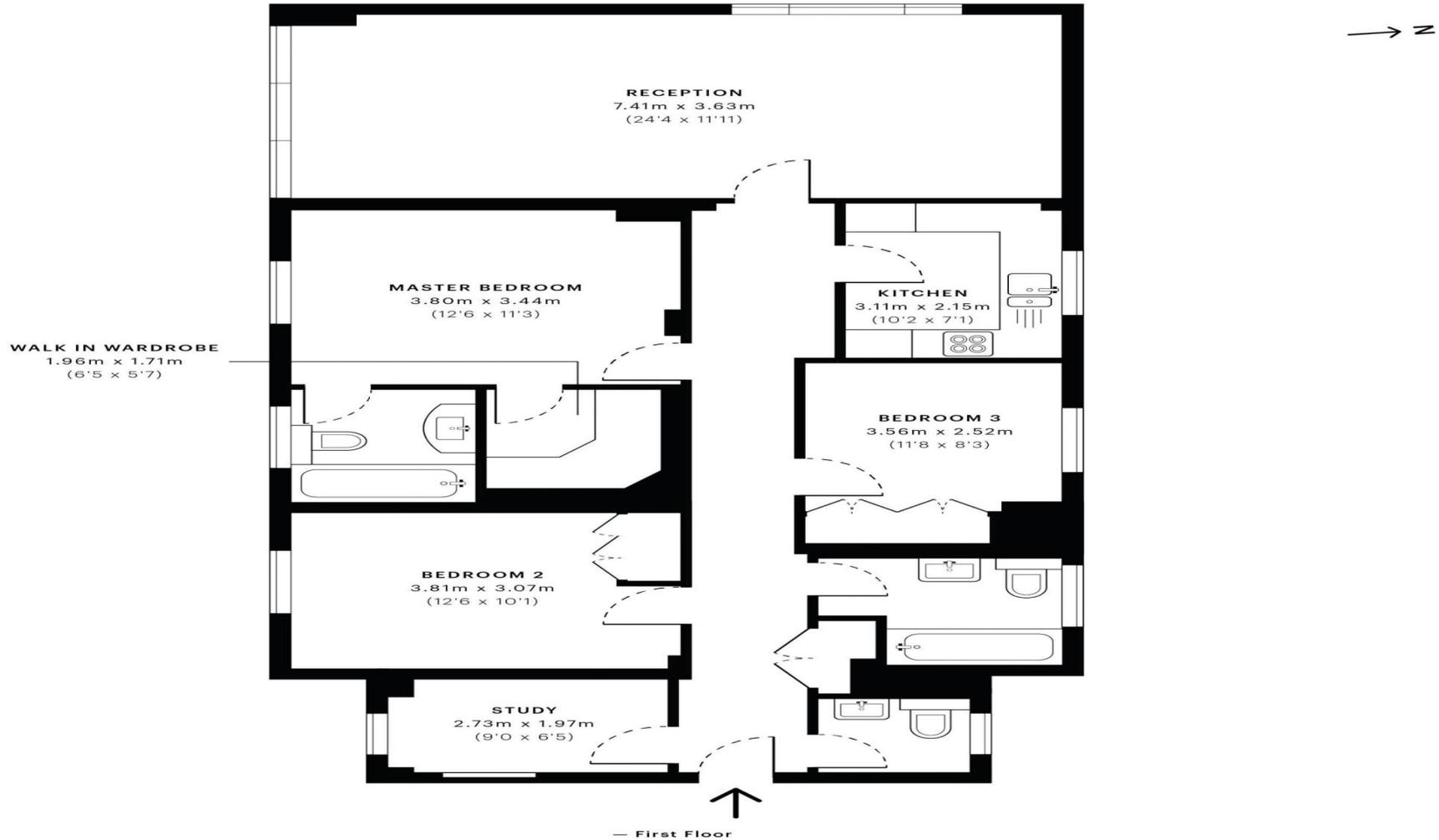
Google



4.9 Stars | 132 Reviews

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 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
107.35 sqm / 1155.51 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
98.84 sqm / 1063.90 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 110.09 sqm / 1185.00 sqft  
IPMS 3C RESIDENTIAL 101.76 sqm / 1095.34 sqft

SPEC ID 5f104080a7e4df0a3e30c399