



Boydell Court

ST JOHNS WOOD PARK, LONDON, NW8

£5,633



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

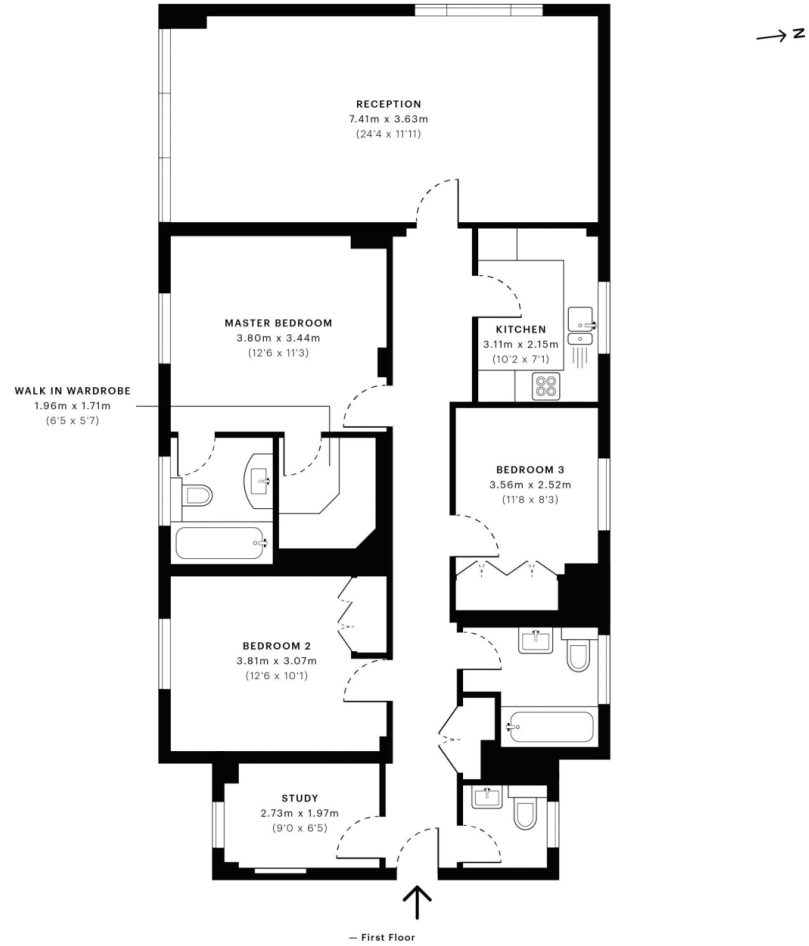












GROSS INTERNAL AREA (GIA)
The footprint of the property
107.35 sqm / 1155.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
98.64 sqm / 1063.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9 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

Particulars

Property

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

Rooms



1



2



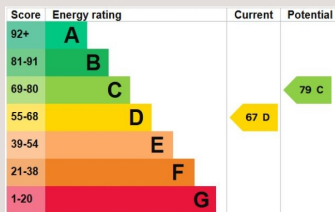
4

Features

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

Information

Council Tax



Phoebe Knight

phoebe@vitaproperties.uk
+44 7493100161



Scan for our website





T: +4420 7759 2199

E: enquiries@vitaproperties.uk

Disclaimer: These particulars are prepared as a general guide for prospective purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All statements, descriptions, and measurements contained herein are given in good faith and are believed to be correct at the time of printing, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. Floor plans and photographs are for illustrative purposes only and may not be to scale. The position and size of doors, windows, appliances, and other features are approximate. Anti-Money Laundering (AML): In line with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are required to carry out customer due diligence checks. Buyers/tenants will be asked to provide proof of identity, address, and source of funds before a sale or rental can be agreed. Data Protection (GDPR): Personal information supplied to Vita Properties will be processed in accordance with the General Data Protection Regulation (GDPR). Your details may be retained for legitimate business purposes relating to property services. Full details of our Privacy Policy are available on request.

All rights reserved.