



## 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





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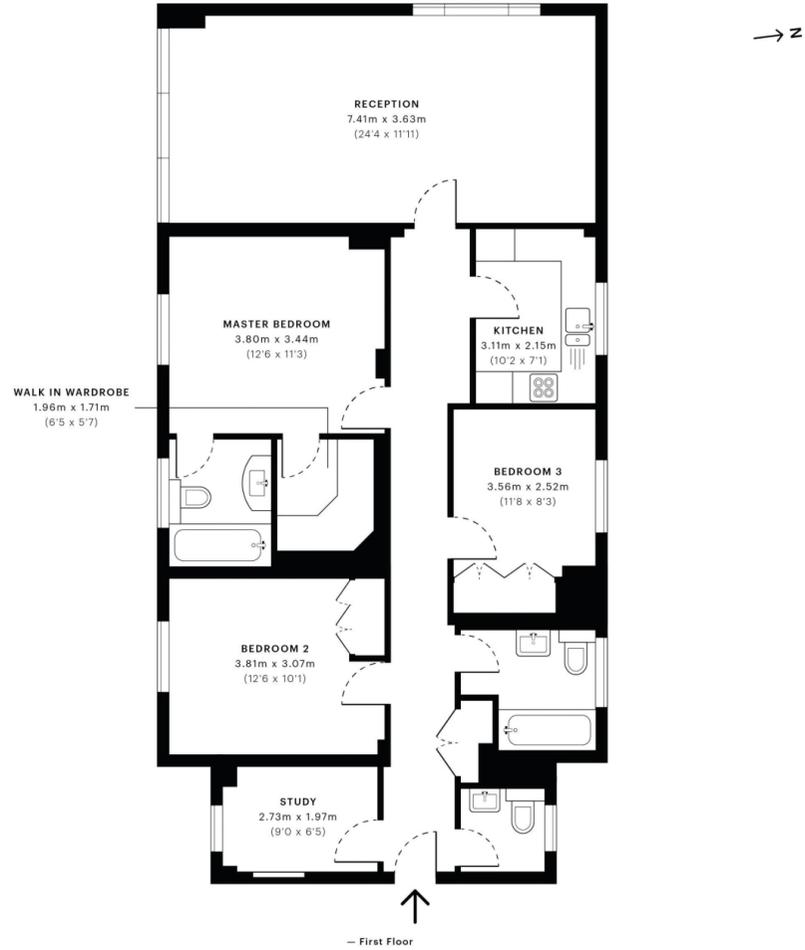
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**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
107.35 sqm / 1155.51 sqft

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

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
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



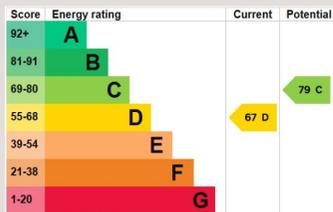
4

## Features

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

## Information

Council Tax



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