

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



**BOYDELL COURT
ST JOHN'S WOOD
NW8**

**£5,000 PER MONTH
SUBJECT TO CONTRACT**

A beautifully presented three double bedroom apartment situated on the second floor of this well maintained purpose built block with 24 hour portage.

Finished to a high standard this property offers a bright and spacious reception room with separate modern kitchen, three large double bedrooms, principle bedroom with walk in wardrobe and en-suite, guest cloakroom and study room.

Boydell Court is located within close proximity to the local amenities and Underground Stations of both Swiss Cottage and St John's Wood (Jubilee Line).

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ACCOMMODATION

- Principle Bedroom (With En-Suite Bathroom & Walk-in Wardrobe)
- 3 Further Bedrooms
- Family Bathroom
- Kitchen
- Reception/Dining Room
- Guest Cloakroom

AMENITIES

Unallocated Parking on a First Come First Served Basis
24 Hour Portageage
Lift

COUNCIL TAX

Camden (Band G)

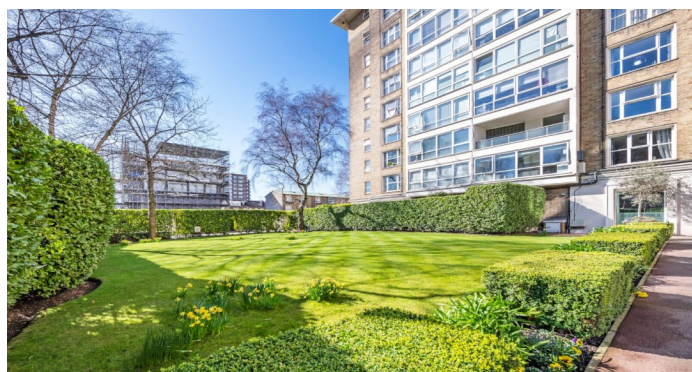
EPC RATING:

B

ASTONCHASE

astonchase.com

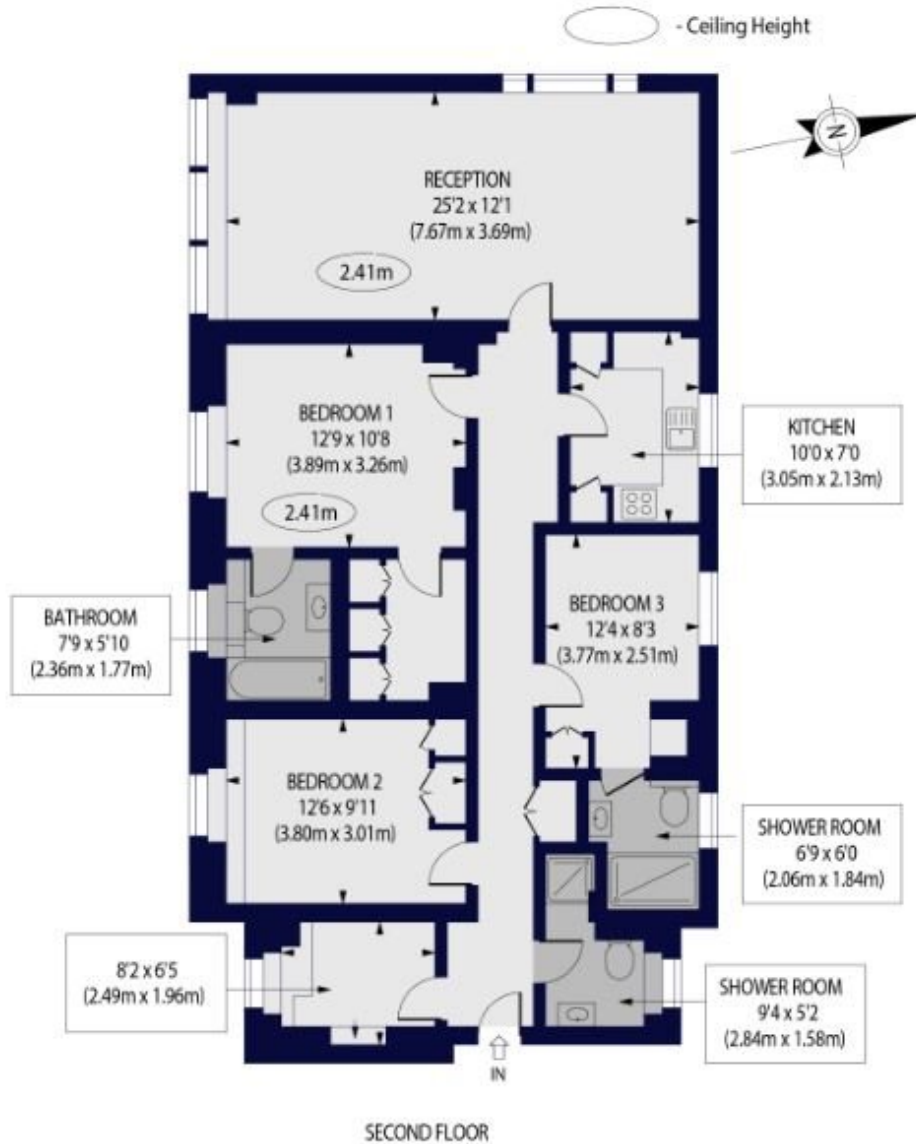
69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

BOYDELL COURT,
ST. JOHN'S WOOD PARK, NW8 6NG
Approx. Gross Internal Floor Area 1227 sq ft. / 114 sq.m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	84
EU Directive 2002/91/EC		



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.