

BOYDELL COURT, ST. JOHN'S WOOD PARK, LONDON NW8

£1,950 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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PROPERTY DESCRIPTION

This superb three bedroom duplex penthouse apartment with a wonderful roof terrace is set over the 10th and 11th floors and is located in the wonderful area of St John's Wood. The property has undergone a brand new interior-designed refurbishment and features three bedrooms, three bathrooms and a large reception room with dining area. The apartment also has an open-plan fully-fitted kitchen and guest cloakroom. In addition, the flat includes double-glazed windows, is wired for digital reception, has 24-hour porterage and boasts fantastic views of London from the spectacular roof terrace.

St John's Wood Area

A true village atmosphere in the heart of London, St John's Wood appeals to both families and young professionals alike.

The area is world-renowned for the iconic Lord's Cricket ground and the famous Abbey Road Studios, which was the recording venue for the Beatles and Pink Floyd.

Shopping and Eateries in St John's Wood

St John's Wood High Street has an excellent variety of fashion boutiques, delis and restaurants, as well as organic food shops.

Parks & Green Spaces

The famous Regent's Park with its 395 acres of beautiful tranquil space features an open-air theatre and a wonderful rose garden that has over 12,000 roses. The Park is also home to London Zoo.



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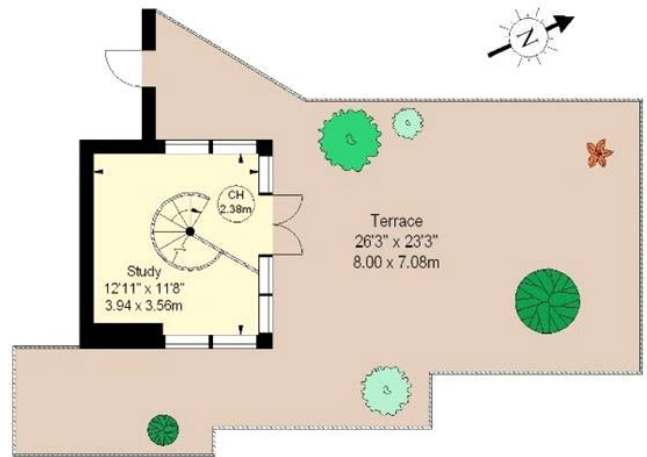
Boydell Court, NW8

Approximate gross internal area
1471 sq ft / 136.66 sq m

Key:
CH - Ceiling Height



Tenth Floor



Eleventh Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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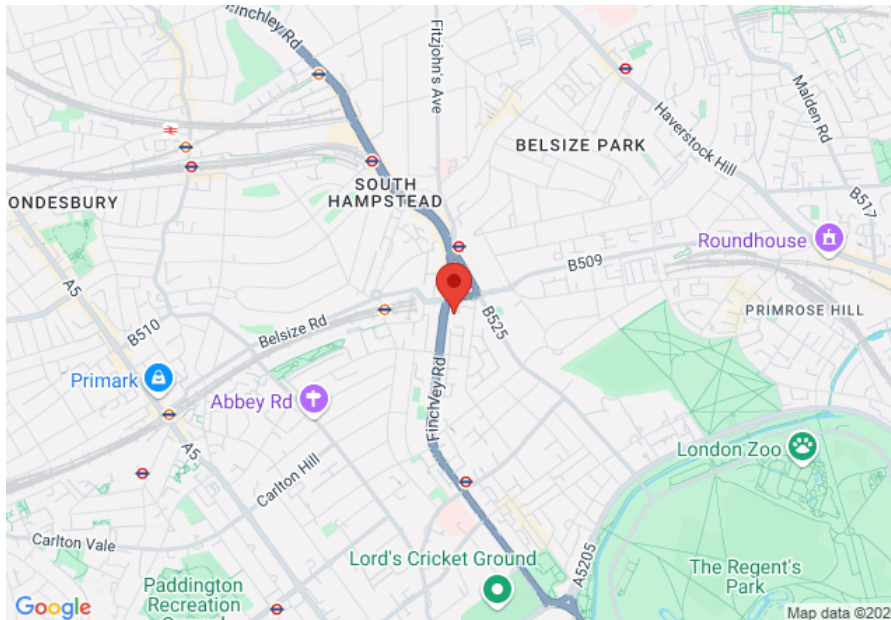
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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