



www.ultraestates.co.uk

enquiries@ultraestates.co.uk

Tel : 020 7723 4288

Fax: 020 7723 4694

ULTRA ESTATES

Sales, Lettings, Management

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

£1,099 pw / £4,762 pm Subject To



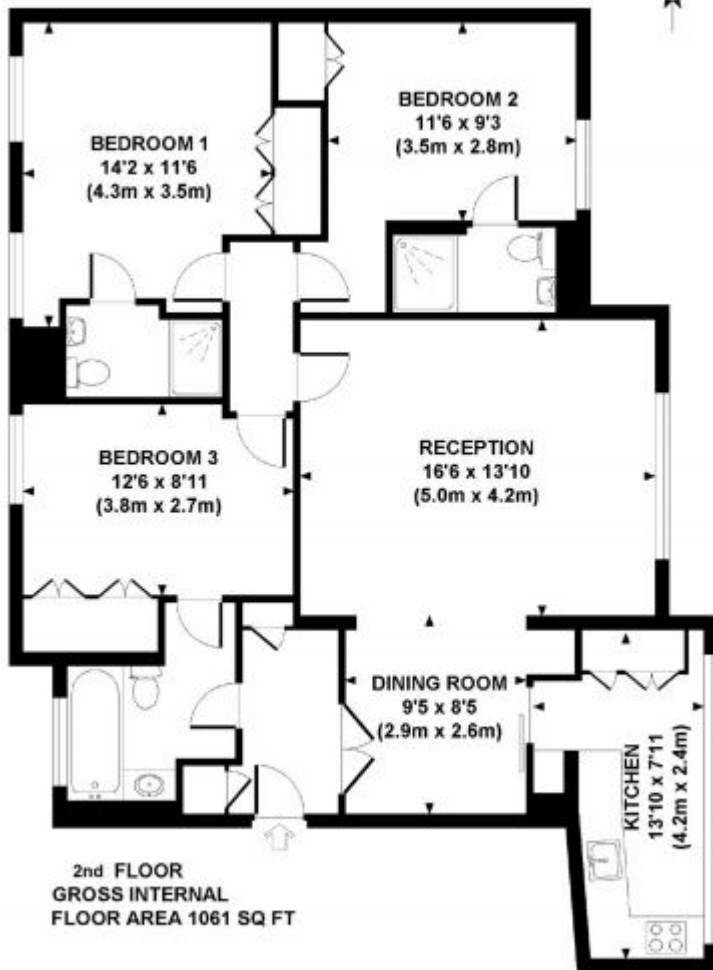
A beautifully presented 3 bedroom second floor apartment situated within the Boydell Court Development. Benefitting from a large reception/dining room, fully integrated kitchen, three bedrooms (all with en suites), a further bathroom and 24 hour concierge in a secure gated site with communal parking. The apartment is fully air conditioned and decorated to a very high standard. Boydell Court is conveniently located within easy distance to local amenities and transport facilities of St John's Wood and Swiss Cottage.

3 Bedrooms : 2 En Suite Shower Rooms : Bathroom : Reception Room : Dining Room : Kitchen : 24 Hour Concierge : Communal Parking : EPC Rating C

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB



BOYDELL COURT
Approximate Gross Internal Area 1061 sq ft / 99 sq m
Boydell Court.



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

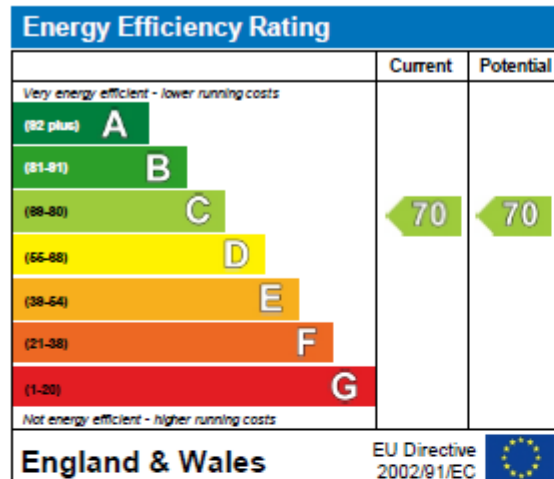
Fees and Charges

TENANCY AGREEMENT FEE: £240 INC VAT

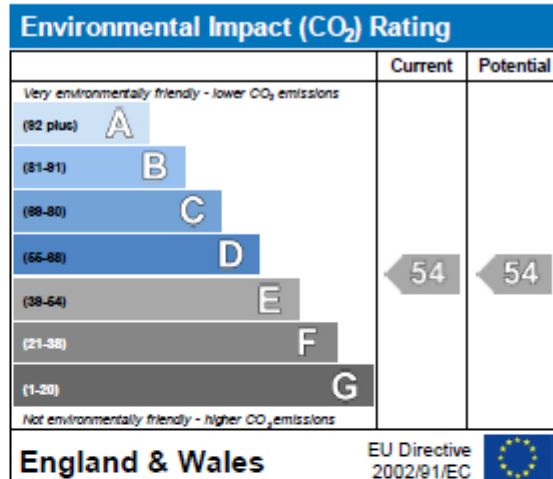
REFERENCE FEE: £50 INC VAT

GUARANTOR FEE: £50 INC VAT

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	172 kWh/m ² per year	172 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.9 tonnes per year
Lighting	£52 per year	£52 per year
Heating	£558 per year	£558 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.