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[enquiries@ultraestates.co.uk](mailto:enquiries@ultraestates.co.uk)

**ULTRA ESTATES**  
Sales, Lettings, Management

Tel : 020 7723 4288

Fax: 020 7723 4694

**34 BOYDELL COURT, ST JOHNS WOOD PARK, LONDON, NW8**

**£1,099 pw / £4,762 pm Subject To**



A stunning and generous size three bed roomed property located on the 2nd floor in this well maintained portered block between Swiss Cottage and St John's Wood. Boydell Court is located along St John's Wood Park adjacent to Swiss Cottage roundabout with multiple transport & shopping facilities close at hand. The property comprises reception room, dining area, kitchen, three double bedrooms, three bathrooms. Presented in excellent condition.

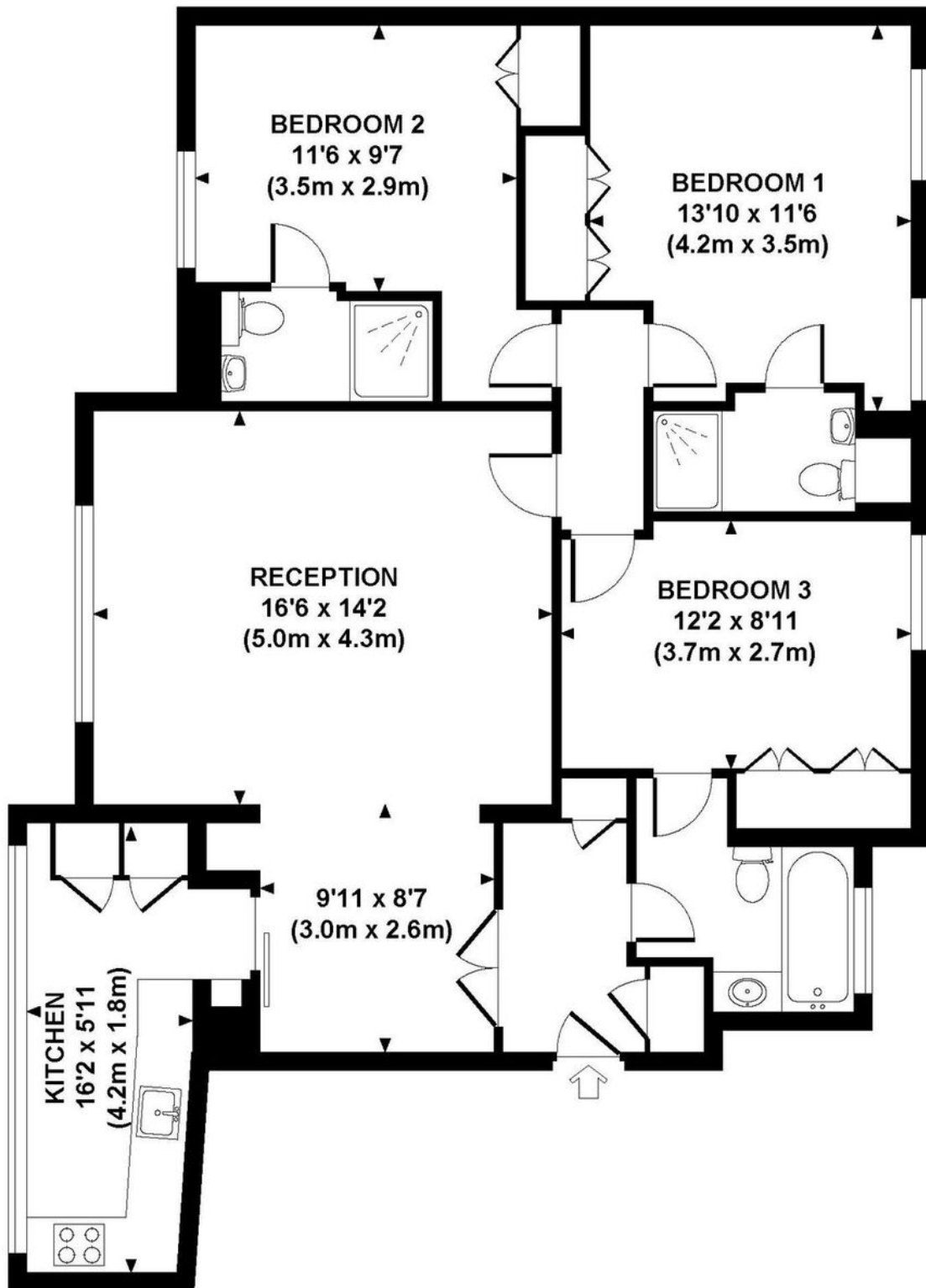
**3 Bedrooms : 2 En Suite Shower Rooms : Bathroom : Reception Room : Kitchen : Porter : EPC Rating C**

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



34 BOYDELL COURT

Second FLOOR



**APPROXIMATE GROSS INTERNAL AREA 1062 SQ FT / 99 SQ M**

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

## **Fees and Charges**

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC

