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**ULTRA ESTATES**

Sales, Lettings, Management

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

**£895 pw / £3,878 pm Subject To Contract**



Situated on the first floor of this prestigious purpose-built development is this interior designed apartment which has been finished to an attractive high standard. The flat comprises a bright double reception room and dining area adjacent to an open plan kitchen, as well as three bedrooms and three bathrooms. Boydeell Court is a smart purpose built complex with 24 hour concierge and parking set in communal gardens. Swiss Cottage tube (Jubilee Line) is approx. 0.2 miles whilst the American School and St Johns Wood High Street are approximately half a mile away.

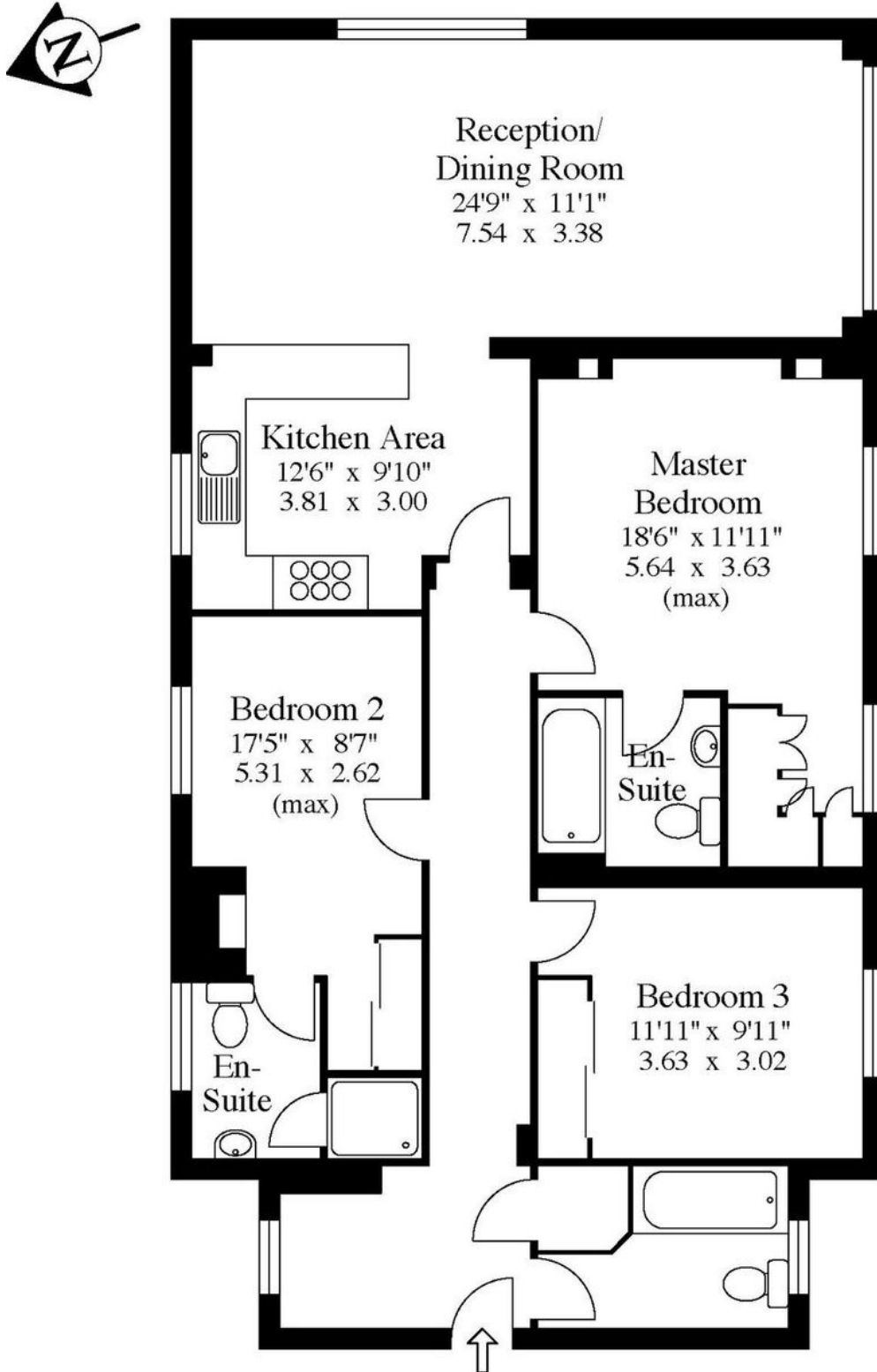
**3 Bedrooms : Bathroom : En Suite Bathroom : En Suite Shower Room : Reception Room/Dining Room : Kitchen : 24 Hour Concierge : Parking : Communal Garden : EPC Rating C**

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



St. Johns Wood Park Road.  
NW8.

Approx Gross Floor Area = 1138 Sq. Feet  
= 105.7 Sq. Metres



First Floor

For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd. Tel : 0113 258 7607

## **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

Very energy efficient - lower running costs

(92 plus) **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

Current	Potential
	81
69	