



TK International
020 7794 8700
www.t-k.co.uk

Residential Sales
Residential Lettings
Property Management

Sales Office:
9 Heath Street
Hampstead
London NW3 6TP
E: sales@t-k.co.uk

Lettings Office:
16-18 Heath Street
Hampstead
London NW3 6TE
E: lettings@t-k.co.uk

tk.international
TK International
TK International

Est.
1998



St. Johns Wood Park St Johns Wood NW8

An immaculately presented bright and spacious three double bedroom penthouse apartment situated within a gated development offering 24 hour portage.

The apartment comprises a large open plan kitchen/reception room and dining area, all three bedrooms have en suite bathrooms and further benefits include air conditioning, fitted wardrobes and wooden flooring throughout.

Boydell Court is located within close proximity to the local amenities and underground stations of both Swiss Cottage and St Johns Wood (Jubilee and Metropolitan Lines).

EPC Rating: D

£1,500 Per Week







— Ninth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
102.78 sqm / 1106.31 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
96.19 sqm / 1035.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 105.05 sqm / 1130.75 sqft
IPMS 3C RESIDENTIAL 99.07 sqm / 1066.38 sqft

spec id 5efca07b67a8900a10732cdb