

West Hampstead Office

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**ST. JOHNS WOOD PARK, ST JOHN'S WOOD, NW8**
£995 per week**Preliminary Details**

Arranged on the 1st floor of a sought after purpose built block is this gorgeous brand newly refurbished three bedroom apartment. The flat has been beautifully furnished to a good standard and comprises spacious reception with 42" LCD TV, fitted kitchen, 3 double bedrooms and 2 bathrooms. Boydell Court benefits from 24 hour porter and is ideally located to the amenities on Finchley Road and is moments from Swiss Cottage underground station. Finchley Road and is moments from Swiss Cottage underground station.

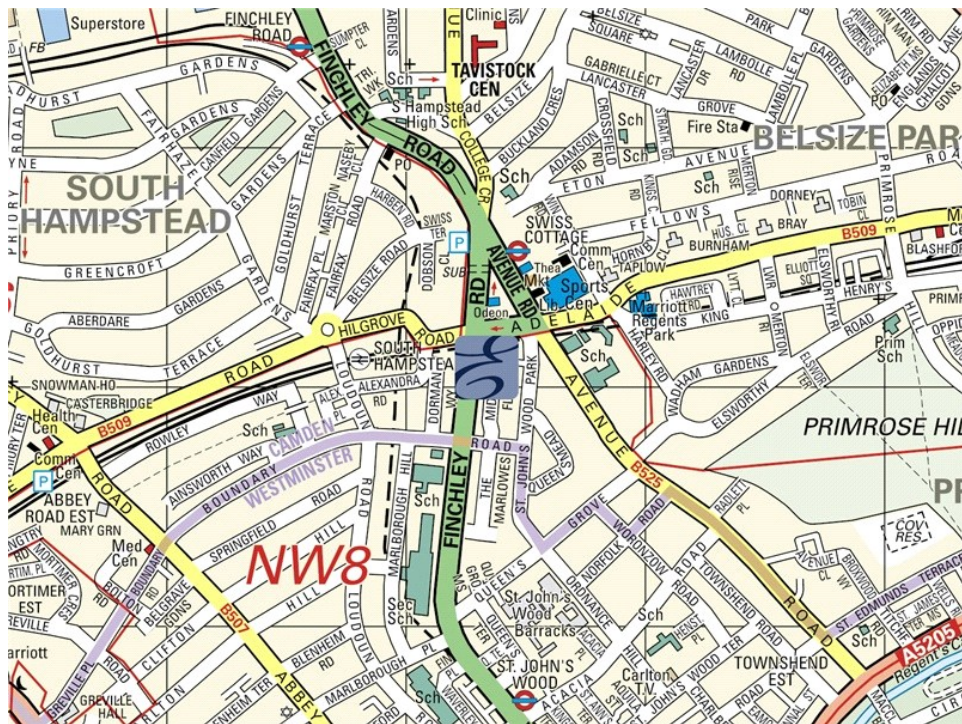
**3 Bedrooms • 2 Bathrooms**




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Area Overview

St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.



St. Johns Wood Park, St John's Wood  Swiss Cottage (0.1M),  South Hampstead (0.2M),  St. Johns Wood (0.5M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Boydell Court
 St.Johns Wood Park, NW8





Approx. Gross Floor Area = 111 sq.meters • 1198 sq.feet



FIRST FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01323 847022

32BCSJWP

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58	61	(55-68) D		
(39-54) E			(39-54) E	51	52
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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.

PLACES OF INTEREST NEAR ST. JOHNS WOOD PARK, ST JOHN'S WOOD, NW8



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 900m (15 mins) from St. Johns Wood Park



Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 1000m (17 mins) from St. Johns Wood Park



New Thameslink Station

After 18 months of construction and redevelopment, the new West Hampstead Thameslink station has reopened. The new station is part of a £6bn scheme to introduce longer and more frequent trains on the route from Bedford to Brighton.

🚶 1400m (23 mins) from St. Johns Wood Park



Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 1400m (23 mins) from St. Johns Wood Park



The Wet Fish Cafe

Once a classic "wet fish shop" in the 1900s, The Wet Fish Cafe is now in its 7th year and is one of the most popular eateries on West End Lane. It is renowned for its 'modern comfort food', extensive wine list and fresh ingredients.

🚶 1600m (27 mins) from St. Johns Wood Park



Everyman Cinema

An independent cinema showing a full range of Hollywood blockbusters as well as more contemporary artistic features.

🚶 1700m (28 mins) from St. Johns Wood Park