



## BOYDELL COURT, ST JOHN'S WOOD PARK, NW8

**Price**  
**£1,550 per week**

Attractive and spacious three bedroom, penthouse apartment with an excellent kitchen and bathrooms and some wooden floors, on the tenth floor of this well maintained purpose built block with a lovely large roof terrace. The property is located just minutes from Swiss Cottage tube station and within easy walking distance of St John's Wood High Street.

### Details

- 3 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Lift
- Roof Terrace

# PLAZA estates

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## Terms and Conditions

Available: Available Now For Long Let  
Price: £1,550 per week

## EPC Information

**Energy Performance Certificate**

Flat 1010 Boydell Court,  
St. Johns Wood Park,  
LONDON, NW8 6NH

Dwelling type: Top-floor flat  
Date of assessment: 28 March 2009  
Date of certificate: 28 March 2009  
Reference number: 2488-4045-6217-5291-7090  
Total floor area: 123 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	74	68	69

**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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	199 kWh/m <sup>2</sup> per year	189 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.1 tonnes per year	3.9 tonnes per year
Lighting	£139 per year	£99 per year
Heating	£457 per year	£471 per year
Hot water	£142 per year	£142 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**SUBJECT TO CONTRACT**

**VIEWING STRICTLY BY APPOINTMENT**