



ST JOHN'S WOOD, NW8

Price
£1,350 per week

Excellent apartment in this luxury gated development. Brand newly refurbished three bedroom apartment, with an excellent kitchen with Bosch appliances and luxury fully tiled bathrooms with multi jet power showers and wood floors, on the fourth floor of this prestigious gated development.

The property is ideally located just minutes from Swiss Cottage tube station and the amenities of St John's Wood.

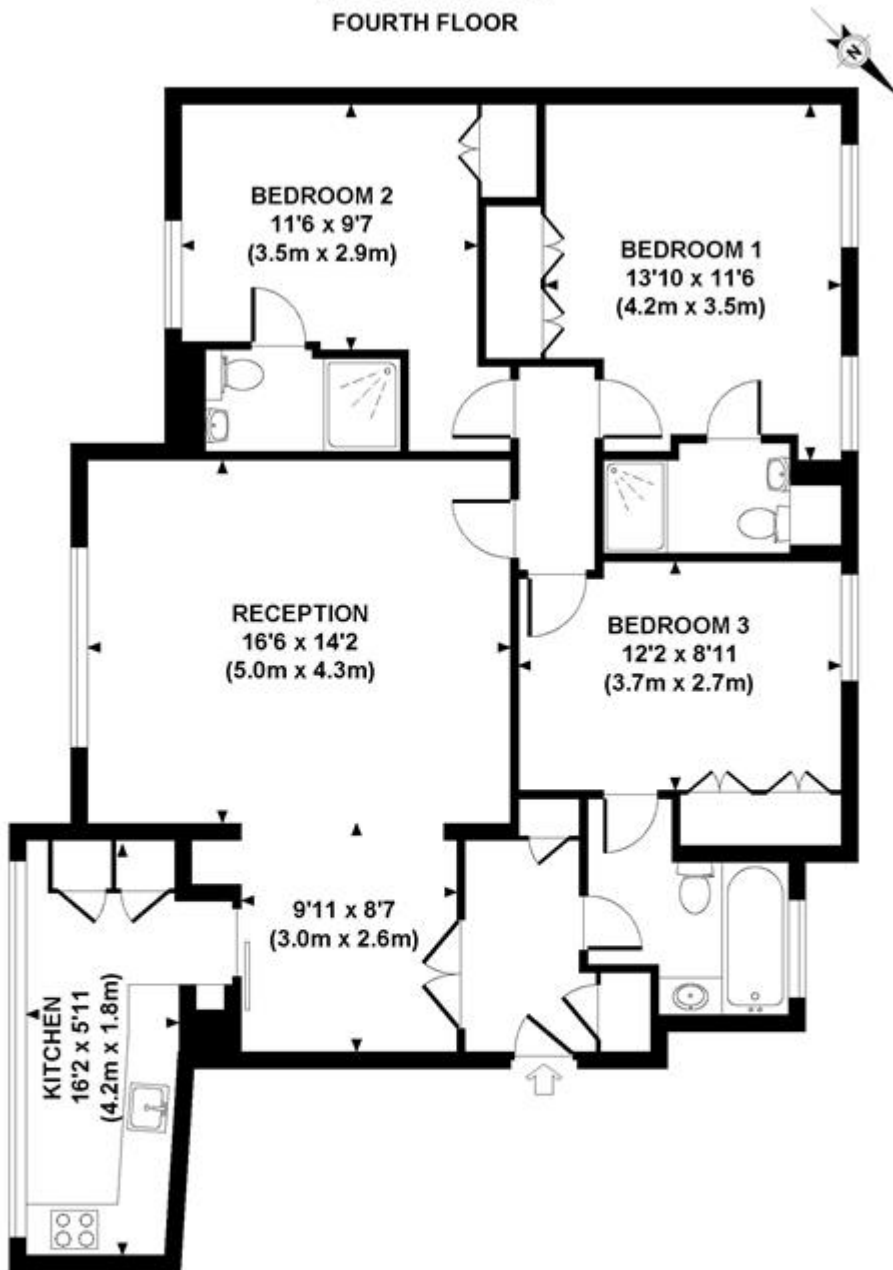
Details

- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Lift





40 BOYDELL COURT
FOURTH 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 is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
DE-PHOTOGRAPHY.NET

Terms and Conditions

Available: Available 15/08/2015 For Long Let
Price: £1,350 per week

EPC Information

Energy Performance Certificate

Flat 40 Boydell Court, St. Johns Wood Park
LONDON
NW8 6NL

Dwelling type: Mid-floor flat
Date of assessment: 30 June 2011
Date of certificate: 02 July 2011
Reference number: 8709-6126-8370-8890-2972
Type of assessment: RUSAP, existing dwelling
Total floor area: 99 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)	69	70
D (54-68)		
E (39-53)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

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.

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A (12-16)		
B (17-21)		
C (22-25)		
D (26-29)		
E (30-33)	53	54
F (34-37)		
G (38-41)		

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	176 kWh/m ² per year	174 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	5.0 tonnes per year
Lighting	£68 per year	£52 per year
Heating	£561 per year	£564 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT