



ST JOHN'S WOOD, NW8

Price
£1,350 per week

A fabulous, interior designed, three bedroom apartment. Set on the seventh floor, this luxury three bedroom, three bathroom apartment (approx. 1,055 sq ft) has been newly decorated to a high standard. Further benefits include lift, 24hr concierge, off-street parking and high quality fixtures throughout.

Boydell Court is conveniently located within easy distance to local amenities and transport facilities of St John's Wood and Swiss Cottage.

Details

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

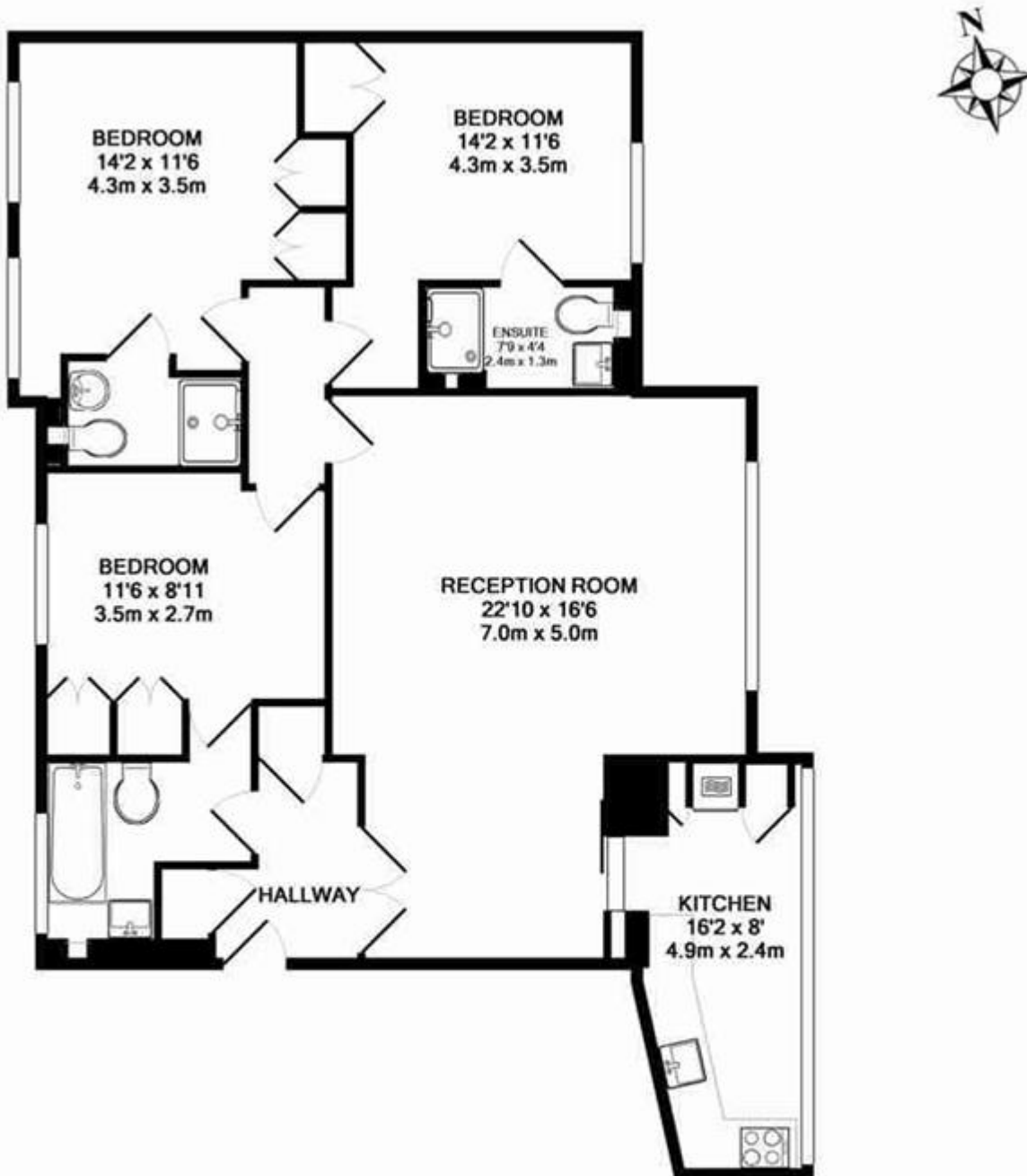
PLAZA estates

www.plazaestates.co.uk

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BOYDELL COURT NW8
TOTAL APPROX. FLOOR AREA 98.0 SQ.M. (1055 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms and Conditions

Available: Available 22/08/2015 For Long Let
Price: £1,350 per week

EPC Information

Energy Performance Certificate

Flat 51 Boydell Court, St. Johns Wood Park, LONDON, NW8 6NL

Dwelling type: Mid-floor flat **Reference number:** 8200-4108-4829-6296-8823
Date of assessment: 10 August 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 11 August 2012 **Total floor area:** 98 m²

Use this document to:

- * Compare current ratings of properties to see which properties are more energy efficient
- * Find out how you can save energy and money by installing improvement measures

| | |
|--|---------------|
| Estimated energy costs of dwelling for 3 years: | £2,118 |
| Over 3 years you could save | £843 |

| Estimated energy costs of this home | | | |
|-------------------------------------|---------------------|-------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £294 over 3 years | £168 over 3 years | |
| Heating | £1,482 over 3 years | £765 over 3 years | |
| Hot Water | £342 over 3 years | £342 over 3 years | |
| Totals | £2,118 | £1,275 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £736 | ✔ |
| 2 Low energy lighting for all fixed outlets | £100 | £108 | |

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 122 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT