



ST JOHN'S WOOD PARK, NW8

Price
£1,050 per week

Lovely three bedroom property in St John's Wood. Beautifully refurbished, bright and spacious three bedroom flat in this well maintained purpose built block with pretty communal gardens. The block is located close to Swiss Cottage and is minute's walk from the tube and shops

Details

3 Bedrooms
2 Bathrooms
Reception Room
Kitchen
Lift

PLAZA estates

www.plazaestates.co.uk

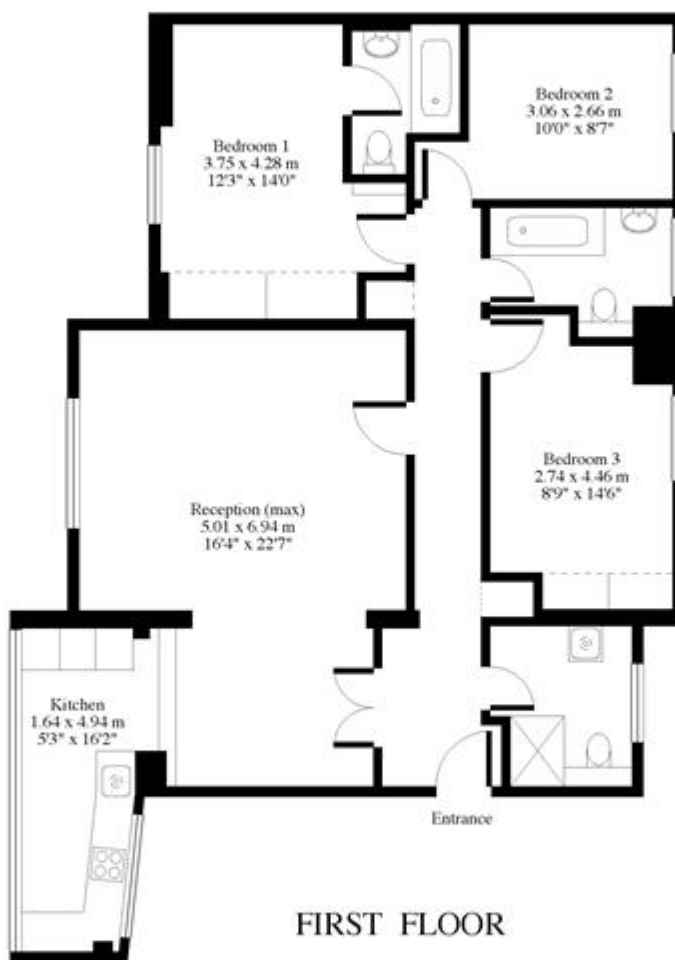
Marble Arch Office, 29-31 Edgware Road, London W2 2JE Tel: 020-7724-3100 Fax: 020-7258-3090



Boydell Court St.Johns Wood Park, NW8



Approx. Gross Floor Area = 102 sq.meters • 1102 sq.feet




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

Terms and Conditions

Available: Available Now For Long Let
Price: £1,050 per week

EPC Information

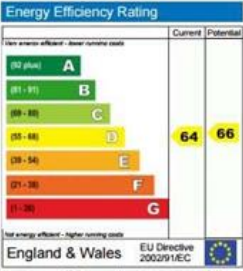
Energy Performance Certificate 

Flat 59 Boydell Court
St. Johns Wood Park
LONDON
NW8 6NG

Dwelling type: Mid floor flat
Date of assessment: 11 May 2009
Date of certificate: 12 May 2009
Reference number: 5941-6725-6990-0109-5096
Total floor area: 96 m²

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 (CO₂) emissions.

Energy Efficiency Rating



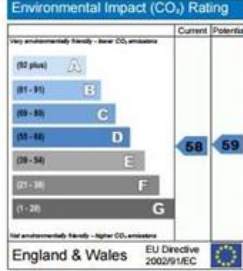
Very energy efficient - lower running costs

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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



Very environmentally friendly - lower CO₂ emissions

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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	277 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	4.3 tonnes per year
Lighting	£98 per year	£49 per year
Heating	£478 per year	£489 per year
Hot water	£196 per year	£196 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.

 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.

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

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT