



BOYDELL COURT, ST JOHN'S WOOD PARK, NW8

Price
£1,150 per week

Newly refurbished three bedroom apartment, furnished in a contemporary and luxury style on the fifth floor of this popular gated development. The property has a good kitchen and bathrooms and parquet flooring and is located close to the transport and shopping amenities of Swiss Cottage and St John's Wood.

Details

Reception
Bedrooms
Kitchen
Bathroom
Porter
Lift

PLAZA estates

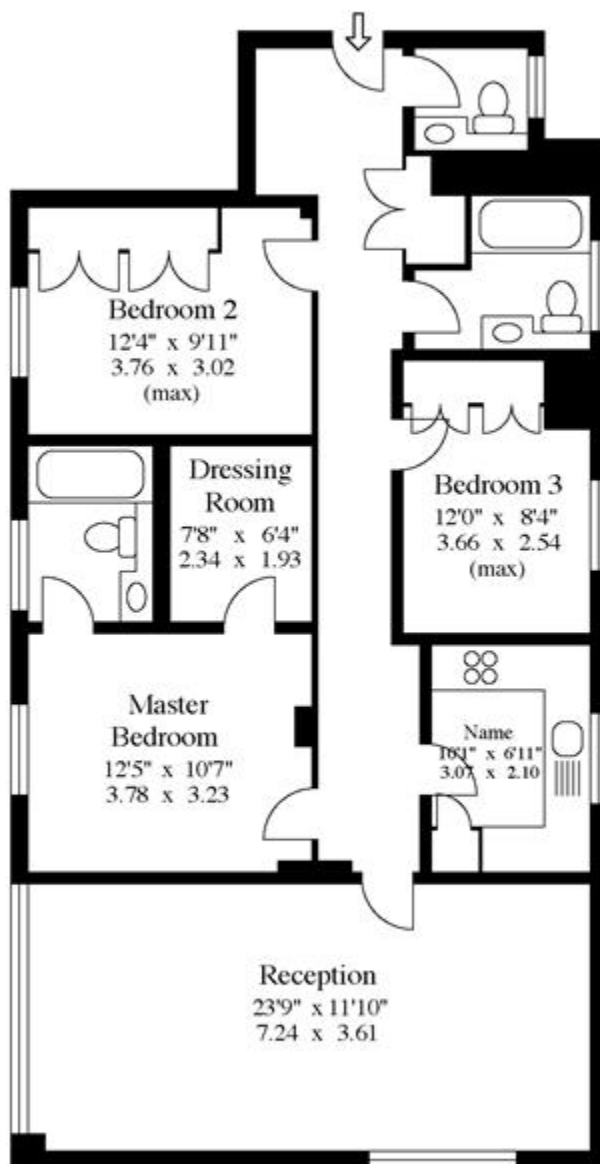
www.plazaestates.co.uk

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19 Boydell Court,
St Johns Wood Park,
NW8.

Approx Gross Floor Area = 1097 Sq. Feet
= 101.9 Sq. Metres



Fifth Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd. Tel : 0113 258 7607

Terms and Conditions

Available: Available Now For Long Let
Price: £1,150 per week

EPC Information

Energy Performance Certificate

Flat 19 Boydell Court, St. Johns Wood Park, LONDON, NW8 6NJ

Dwelling type: Mid-floor flat	Reference number: 0508-2807-7633-0192-2491
Date of assessment: 13 July 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 July 2012	Total floor area: 105 m ²

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:	£2,667
Over 3 years you could save	£1,275

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£351 over 3 years	£174 over 3 years	
Heating	£1,971 over 3 years	£873 over 3 years	
Hot Water	£345 over 3 years	£345 over 3 years	
Totals	£2,667	£1,392	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
63	81

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	£1,128	✔
2 Low energy lighting for all fixed outlets	£00	£144	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/avingenergy](http://www.direct.gov.uk/uk/avingenergy) or call 0300 123 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