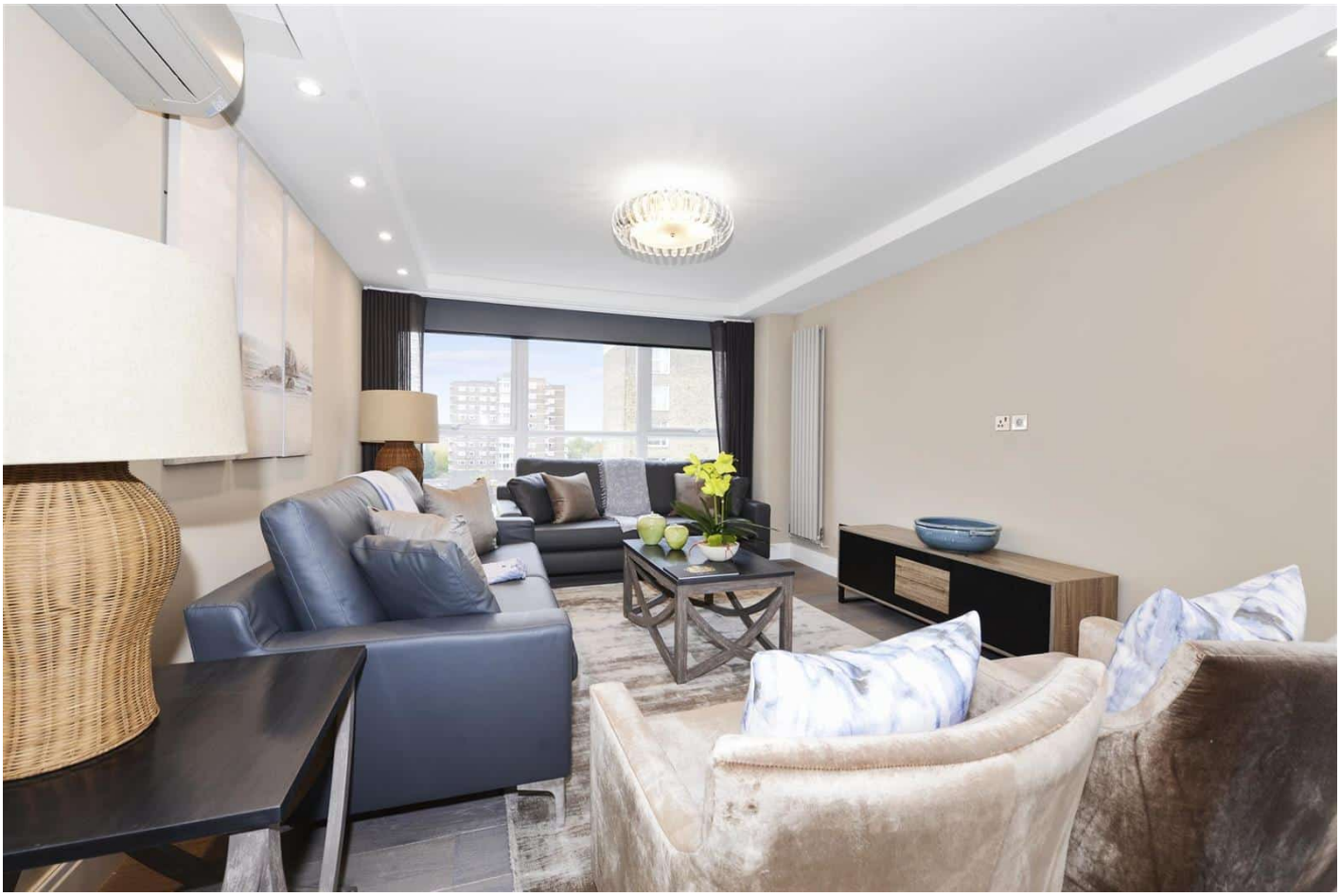
BOYDELL COURT, ST JOHNS WOOD PARK, London, NW8

£1,500 pw



Full Description

A lateral three bedroom, three bathroom apartment in St Johns Wood.

Interior designed light and airy apartment with a large reception room, separate kitchen, and spectacular views set on the 6th floor (with lift) within this portered gated development in St. John's Wood with parking available. The amenities and transport links of Swiss Cottage, South Hampstead, and St. John's Wood are within walking distance.

Additional Information

Council Tax band: F

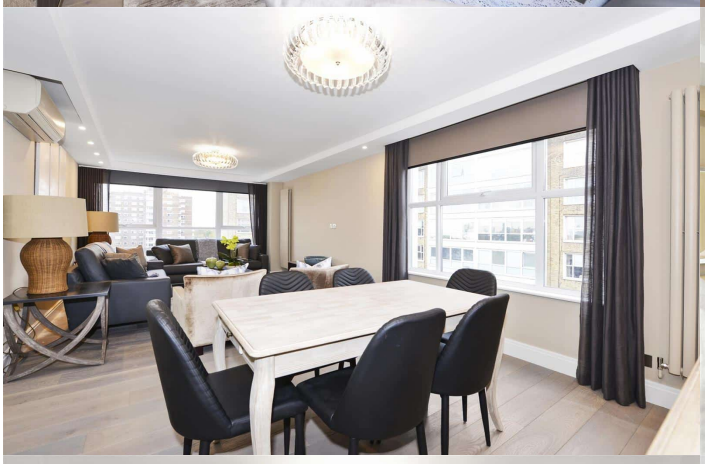
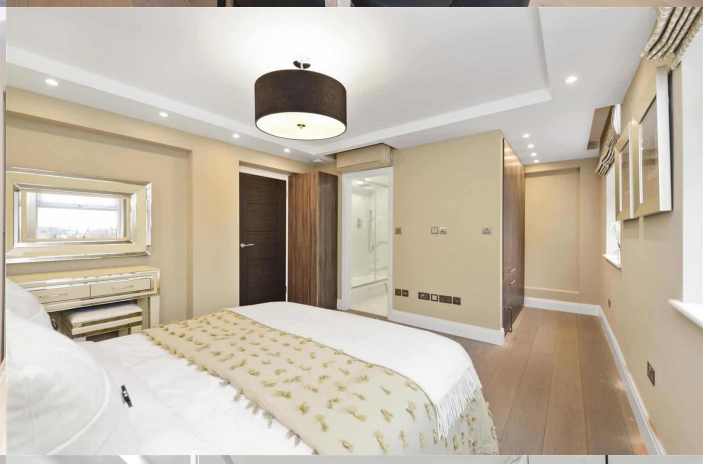
Features

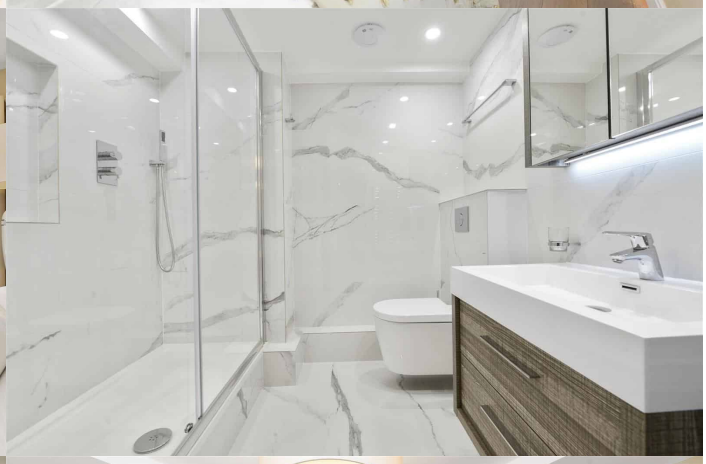
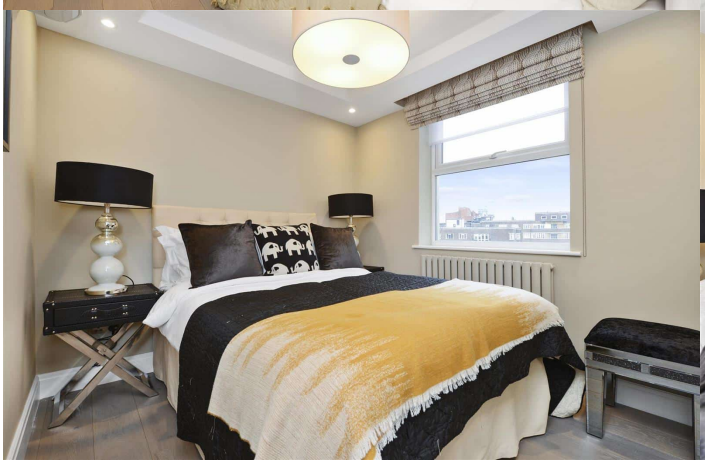
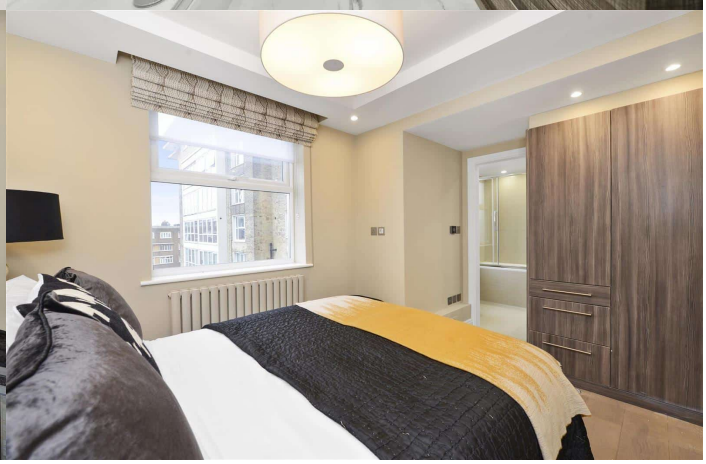
- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Lift
- Porter
- Parking
- Camden Council Tax Band F - £2745 per annum based on 2 people or more

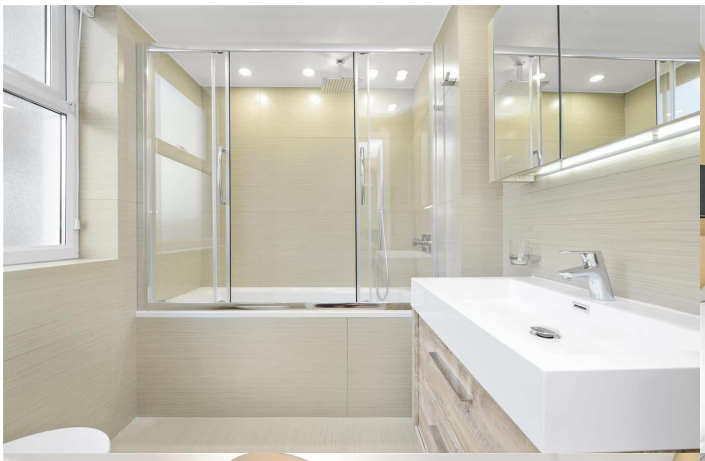
Contact Us

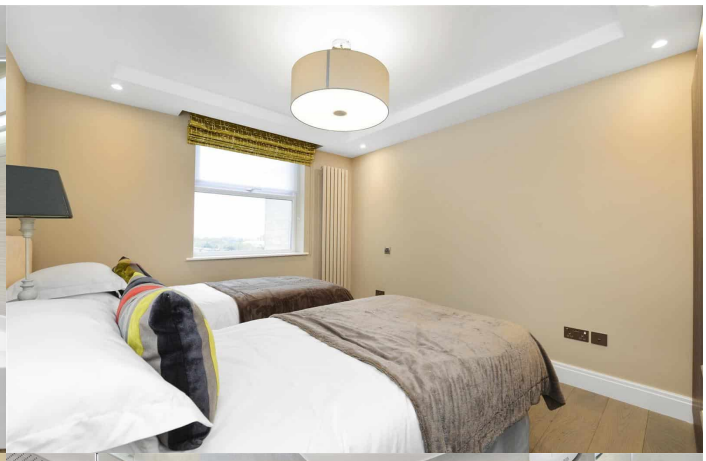
Plaza Estates
29 Edgware Road, London
W2 2JE
T: 020 7724 3100
E: ma@plazaestates.co.uk

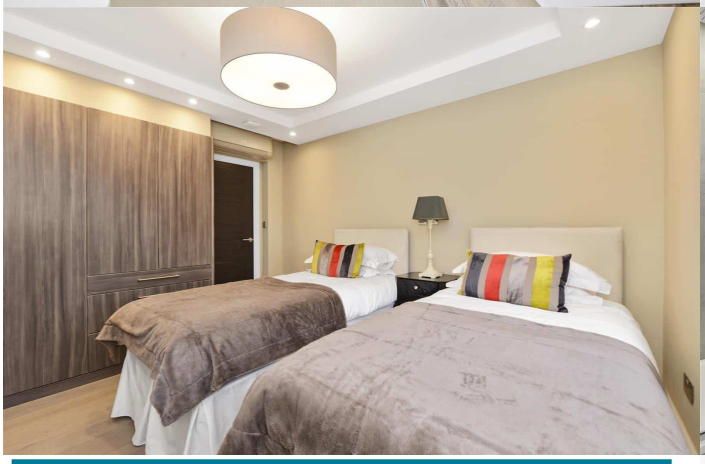










Energy Performance Certificate

HM Government

Flat 75 Boydell Court, St. Johns Wood Park, LONDON, NW8 6NG

Dwelling type:	Mid-floor flat	**Reference number:**	9960-2834-6108-9123-4435
Date of assessment:	24 October 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	25 October 2017	**Total floor area:**	108 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

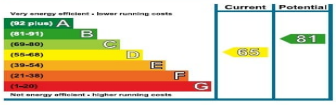
Estimated energy costs of dwelling for 3 years:	**£ 2,748**
Over 3 years you could save	**£ 1,272**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	You could save £ 1,272 over 3 years
Heating	£ 2,130 over 3 years	£ 858 over 3 years	
Hot Water	£ 402 over 3 years	£ 402 over 3 years	
Totals	£ 2,748	£ 1,476	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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.

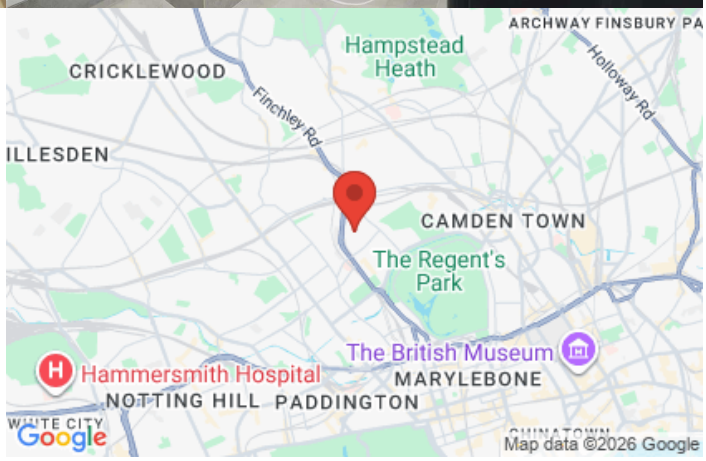
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

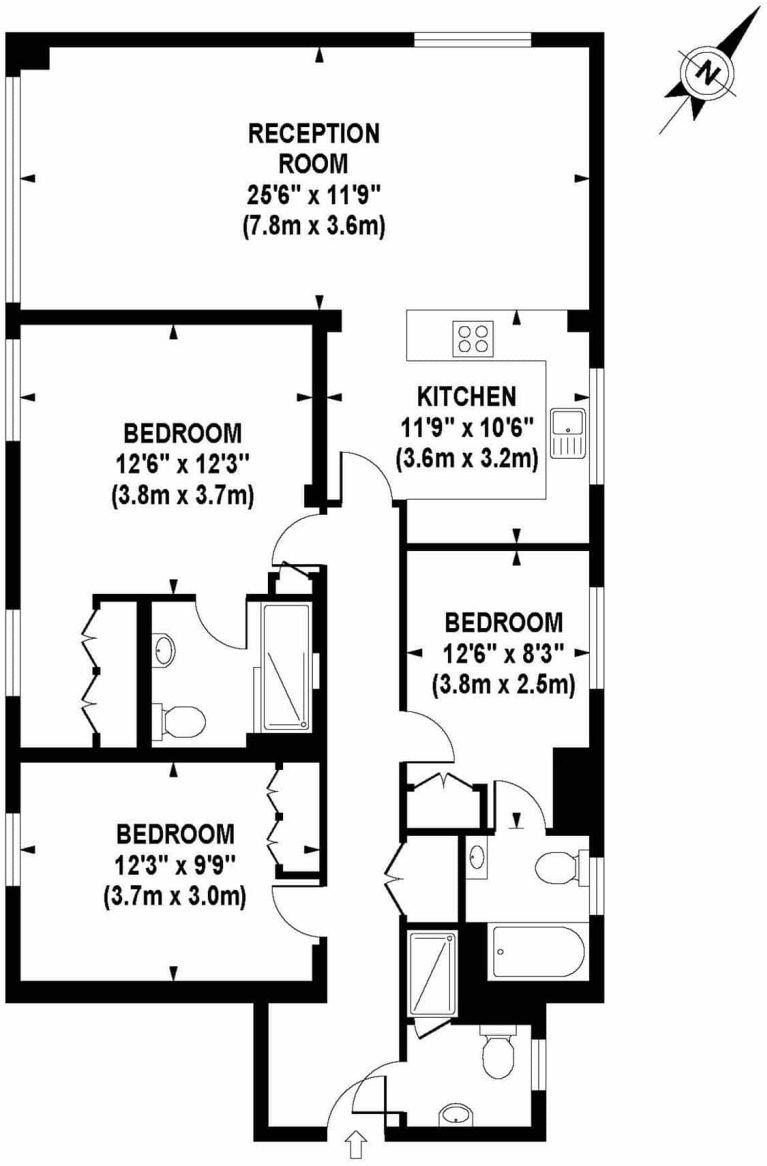
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,275	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



BOYDELL COURT

Approximate Gross Internal Area 1150 sq ft / 106.8 sq m



SIXTH FLOOR
GROSS INTERNAL
FLOOR AREA 1150 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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