



## ST. JOHNS WOOD PARK

ST JOHNS WOOD, NW8

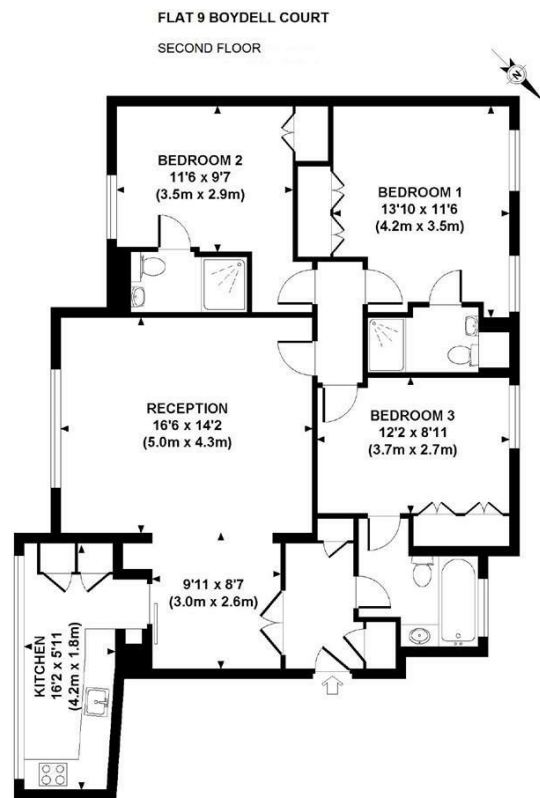
£1,500 PER WEEK

Boasting stunning interior design and furnishings, immaculate condition throughout and a superb location less than 5 minutes walk to Swiss Cottage Station offering quick access into the West End via the Jubilee line and convenient amenities such as the Odeon cinema and Swiss Cottage leisure Centre makes this fabulous three Bedroom, three Bathroom property an ideal opportunity for professionals and families.

The welcoming entrance hall with built in storage leads to the grand Reception room and dining room featuring beautiful matte tiled flooring creating a luxurious, crisp atmosphere, spectacular bespoke furnishings and large windows granting plenty of natural light, from this is the separate German designed contemporary Kitchen boasting stone Italian worktops, modern Bosh Appliances and Washer and Dryer. An additional Hallway leads to three spacious double Bedroom with attractive dark wood floors and fitted wardrobes all with attached fully tiled en-suites including multi-jet power showers.

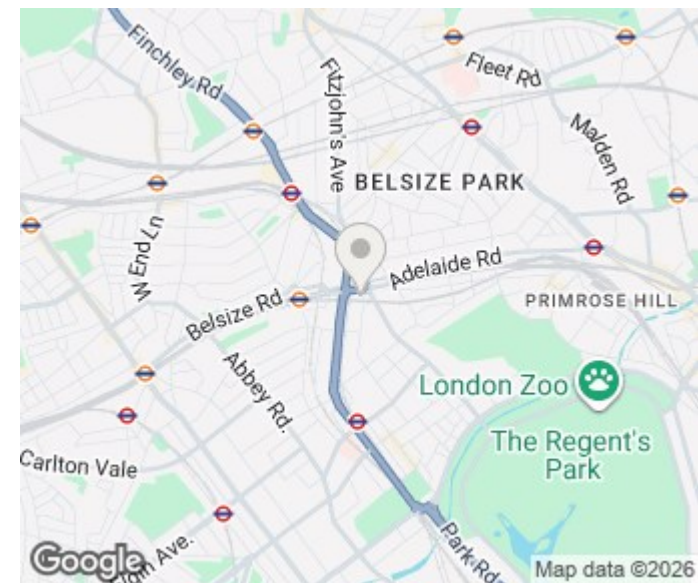
Located on the second floor of the popular Boydell Court, a secure and gated development within St Johns Wood benefitting from double glazing windows, air-con, lift access, secure off street parking (extra spaces can be purchased at an extra cost) and on-site porter. Occupying an ideal location a stone throw from travel links, a cosmopolitan mix of restaurants and shops on Finchley Road, and quick walk to the open air spaces of Regents Park ensures this property is not to be missed. Act now to arrange a viewing.

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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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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