



## Boydell Court, St. Johns Wood Park, London, NW8 .| £1,950

- 3 Bedrooms
- 3 Bathrooms
- Newly Refurbished
- Available Furnished
- Penthouse
- Managed
- Complimentary X-Mas Hamper To All Move In's Before 2020!

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

- 3 bedrooms, 3 bathrooms, 1 reception • Ninth and tenth floor penthouse • Brand newly refurbished • 2,809 sq. ft.

- Furnished

- Fully air conditioned • Bespoke interior design • Smoke alarms everywhere • Satellite (ready for sky, sky plus and hotbird) • Double glazed windows • German kitchen with stone Italian worktops • Bosch appliances, separate washer and dryer, full fridge, separate freezer • Spacious master bedroom • Fitted wardrobes • Wooden flooring in the bedrooms • Beautiful white matte tiles in kitchen and in the reception • LED efficient lights • Dimmable switches • Fully tiled bathrooms with multi-jet power showers • Spectacular views • Alarm and video entry-phone • 24 hour portorage within a gated development • Lockers, car parking space and garages available to rent



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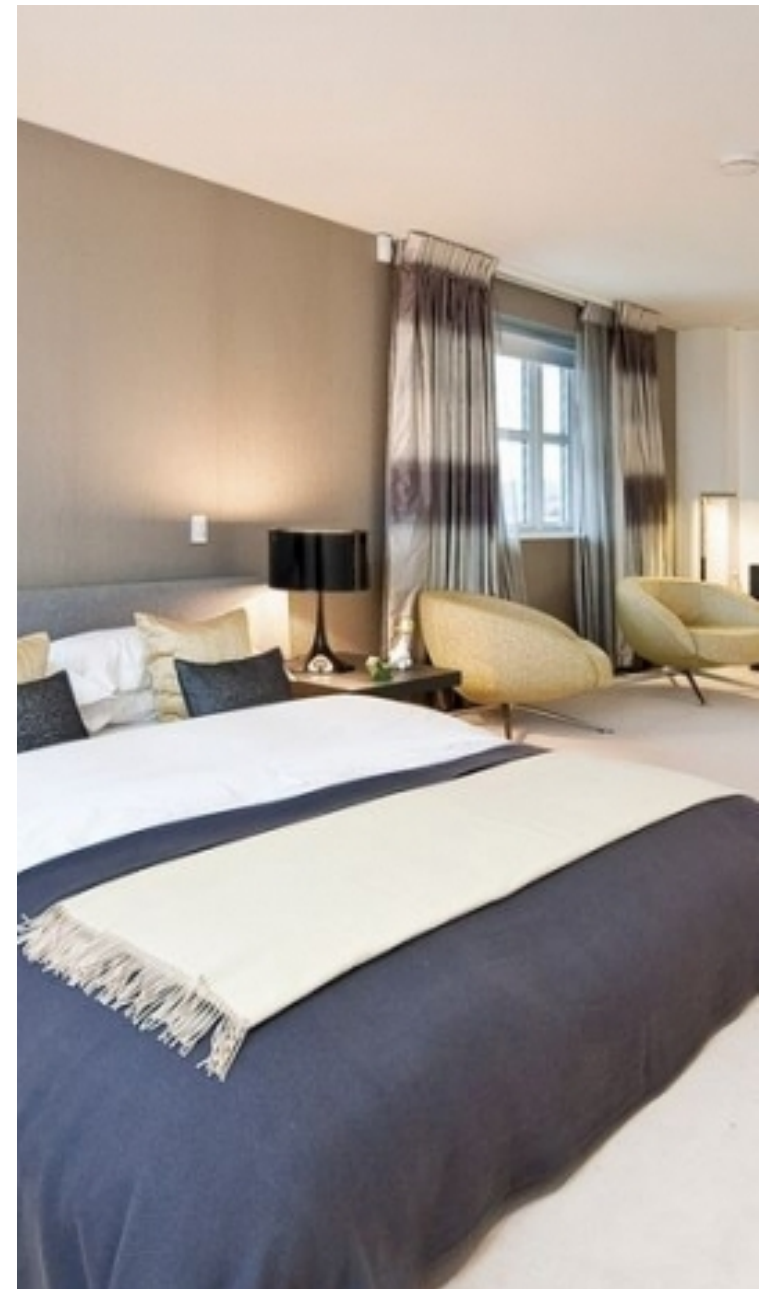


🏠 Flat  
🔑 Available  
to Let  
🛏 x 3  
🛋 x 1  
🚿 x 3



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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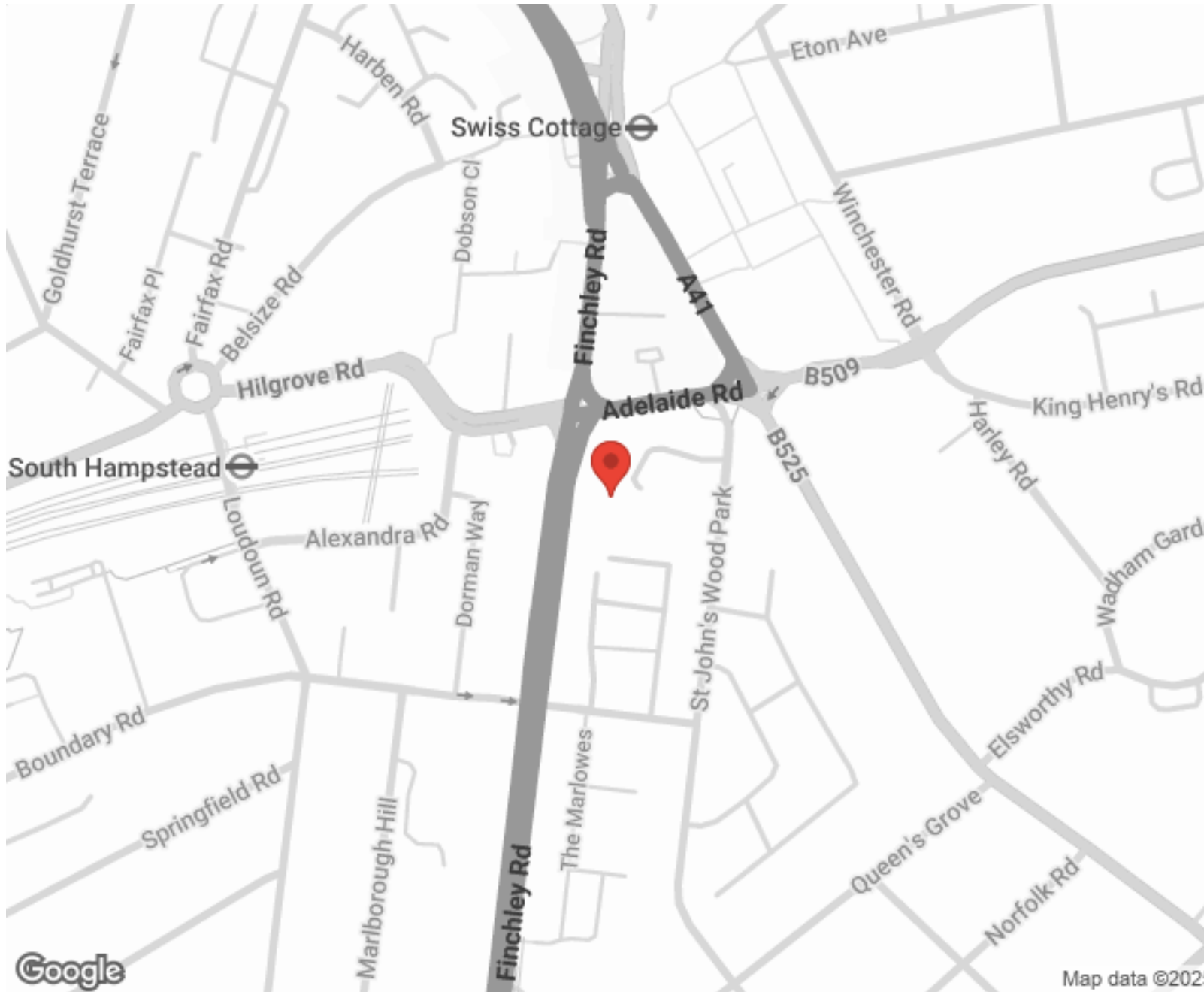


MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"

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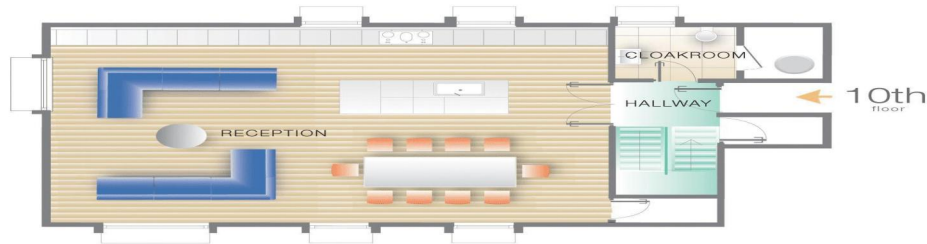
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#### NINTH FLOOR

Bedroom 1	7.42 x 4.13 m.	(24'4" x 13'7")
Bedroom 2	4.73 x 3.46 m.	(15'6" x 11'4")
Bedroom 3	3.65 x 2.55 m.	(12'0" x 8'4")



#### TENTH FLOOR

Reception/Kitchen	11.02 x 7.96 m.	(36'2" x 26'1")
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#### ELEVENTH FLOOR

Conservatory	3.40 x 2.70 m.	(11'2" x 8'10")
Roof Terrace	5.41 x 6.78 m.	(17'9" x 22'3")

**Please note that the conservatory has been extended.**

**Original conservatory was 239 sq.ft (22.2sq.m) and the roof terrace was 446 sq.ft (41.4 sq.m)**

**The new conservatory is 395 sq.ft ( 36.7 sq.m.) leaving a roof terrace of 259 sq.ft (24.0 sq.m.)**

penthouse 1102