



GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £640 PER WEEK FURNISHED

A well presented one bedroom apartment situated on the fifth floor of this purpose built block, ideally located for St John's Wood High Street, Tube Station (Jubilee line) and all local amenities. The property benefits from with 24 hour portorage, use of communal gardens and communal heating and hot water. Please note a rolling program of individual flat refurbishments is also in process. Please note a programme of external repairs is in progress which will involve a phased programme of scaffolding being erected to the building. Please call for further details.

Bedroom with En-Suite Bathroom and Walk in Wardrobe | Guest WC | Open Plan Kitchen/Reception Room | 24 Hour Portorage | Communal Heating & Hot Water | Communal Garden | Parking on a First Come First Served Basis | Parcel, Dry Cleaning and Key Holding App | Bike Storage | Connection to Full Fibre Broadband is available | Passenger Lift | Entrance Phone

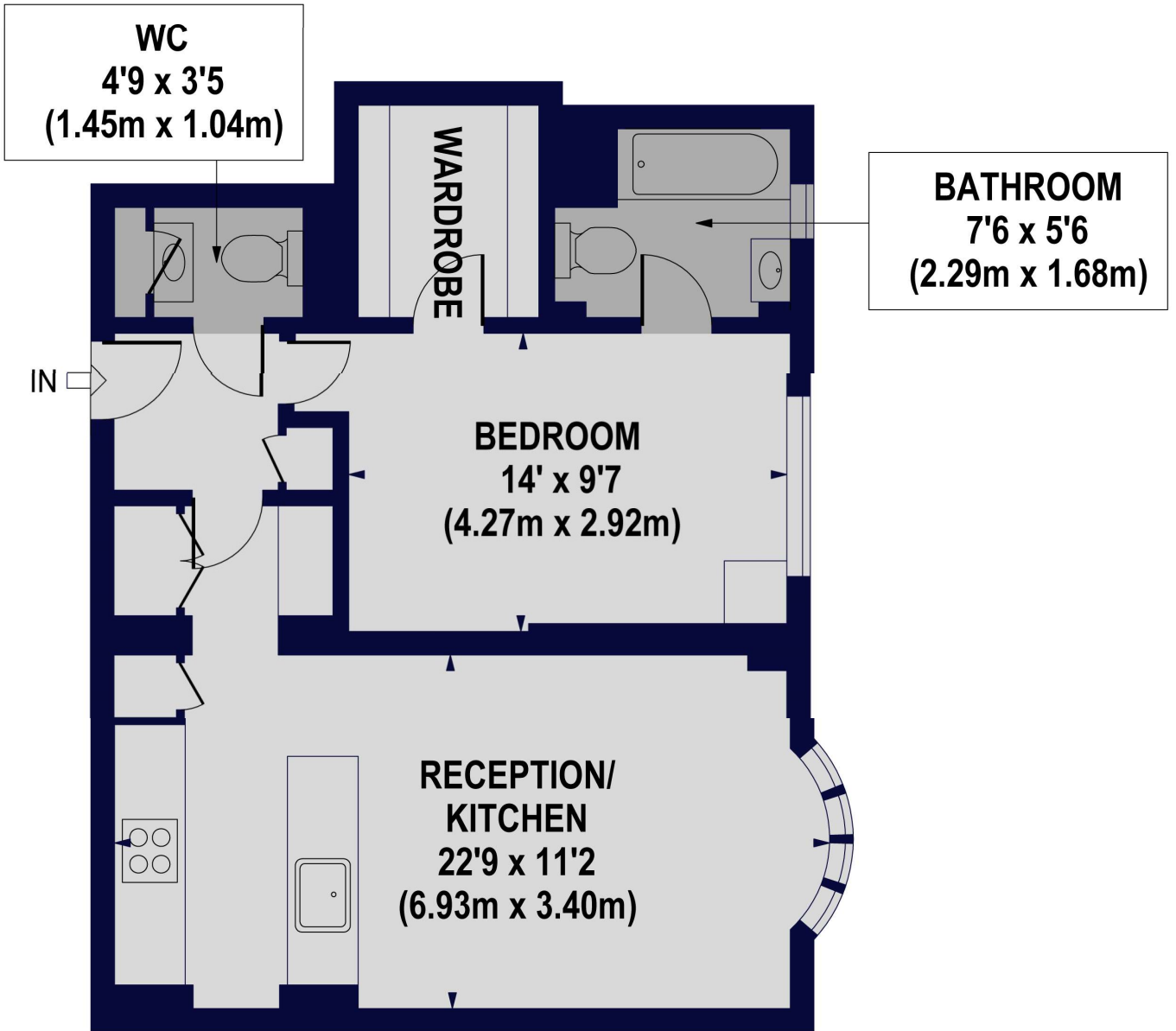
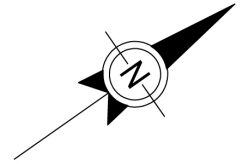
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GROVE END GARDENS, NW8 9LU
Approx. Gross Internal Floor Area 590 sq ft. / 55 sq.m



FIFTH FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.29136
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	76	80	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC 		England, Scotland & 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 will be.

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.

Tenancy Deposit: £3,200.00

Holding Deposit: 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 per annum

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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