

Grove End Gardens, St John's Wood, London, NW8

1 1 1

£550,000 *Leasehold*

A charming, one bedroom apartment located on the first-floor of this highly sought-after development with 24/7 porterage. The property benefits from double-glazing throughout, natural oak wooden flooring, a separate fully-fitted kitchen with marble counter-tops and Bosch appliances, plus a bespoke media / storage unit in the reception room. Grove End Gardens is aptly named due to its beautifully manicured communal gardens and is conveniently positioned between Abbey Road and Wellington Road, which provides easy access to both Lord's Cricket Ground and Regent's Park (less than one mile away) with both St John's Wood High Street and Underground Station (Jubilee Line) less than 100 metres away.





Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Bedroom
- Shower Room
- Kitchen
- Reception Room
- Passenger Lift
- Communal Gardens
- Porterage
- Leasehold



MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 29/09/2147
Service Charge: £5,018.42 per annum
Service Charge Note: Additional Reserve Fund Contribution of £2,462.88 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

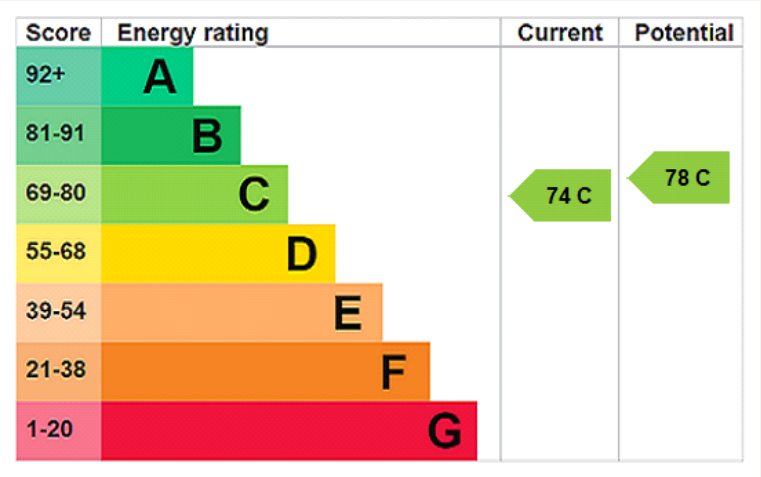










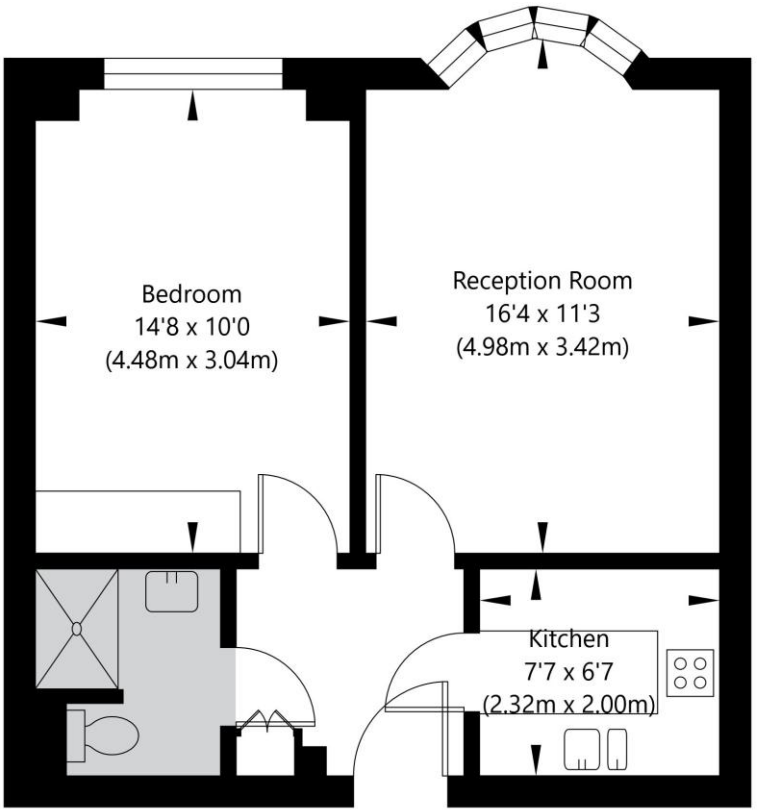


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/SJD230037

Grove End Gardens, London NW8 9LN

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 44.45 SQ M / 478 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 44.45 SQ M / 478 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth St John's Wood
020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.