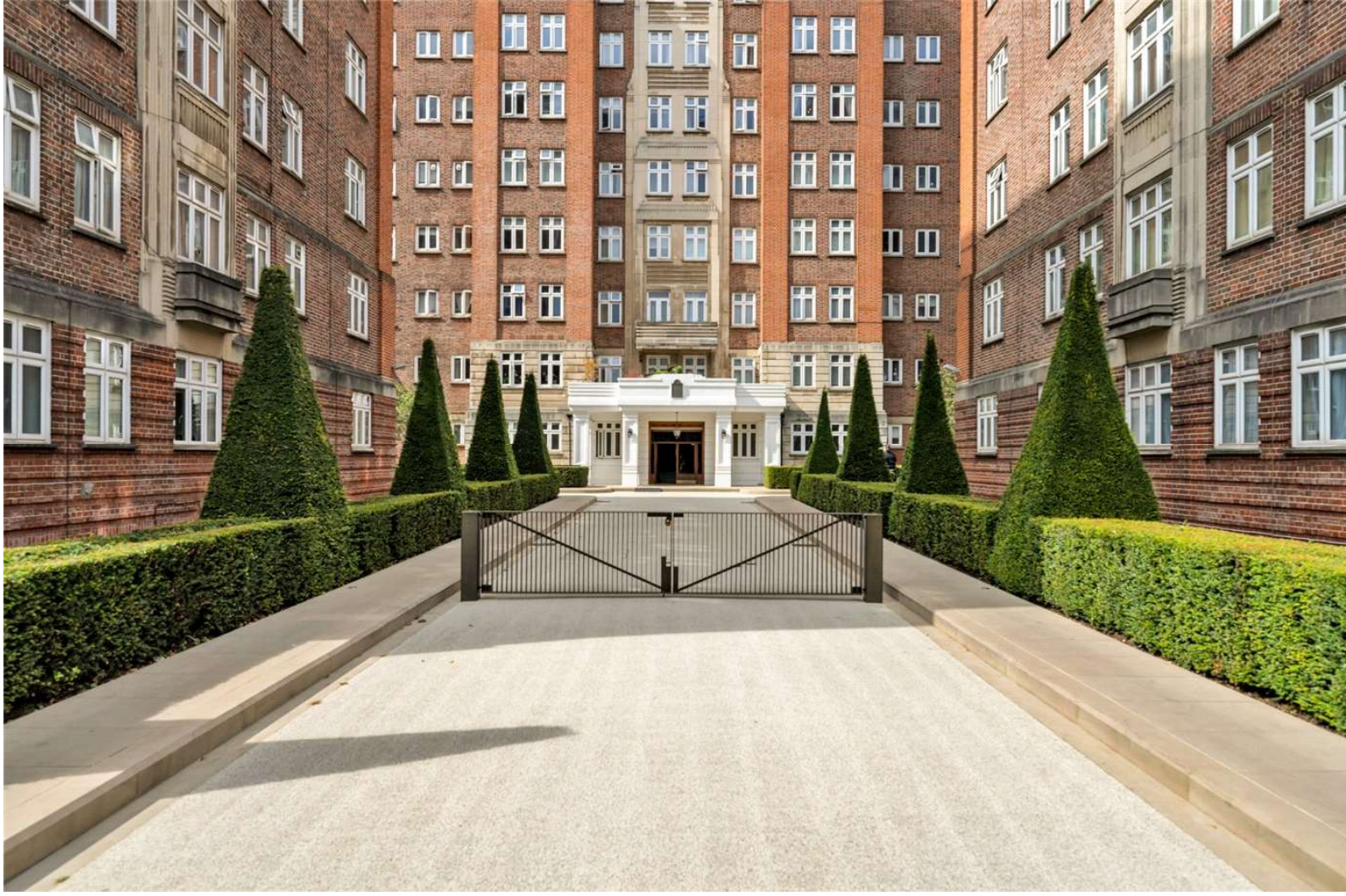

Grove Hall Court, St John's Wood, London, NW8

4 2 3

£1,500,000 *Leasehold*

A spacious four-bedroom apartment (1660 ft2) located on the sixth-floor of this prestigious, art-deco development. The property is fully double-glazed throughout and has two reception rooms with far-reaching south-facing views. In addition, there are three bathrooms, a separate kitchen, a guest WC and oak engineered flooring throughout. This secure, portered development has undergone renovations to the communal entrances as well as the communal gardens to the front of the building. St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground are all within half a mile radius and the property is being sold with no onward chain.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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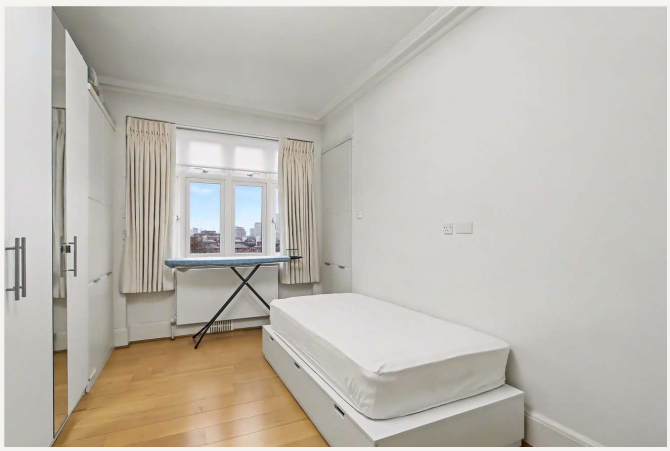
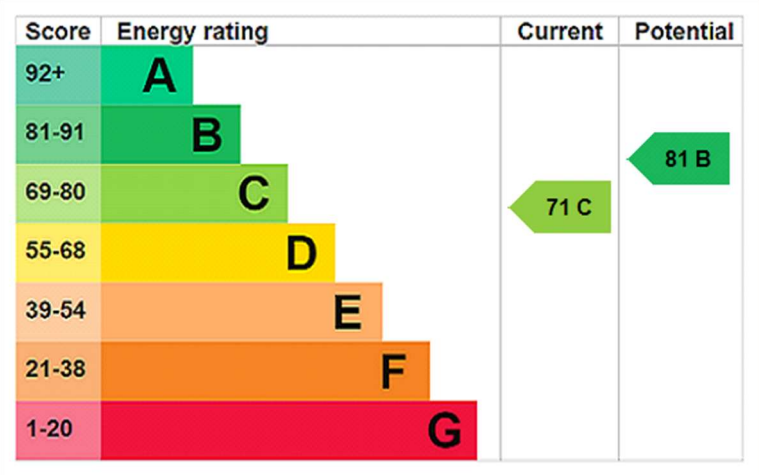
KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Bathroom
- Shower Room
- Guest WC
- Reception Room
- Separate Kitchen
- Lift
- Communal Gardens
- Leasehold

MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 24/06/2166
Service Charge: £10,468.82 per annum
Service Charge Note: Additional Reserve Fund Contribution of £7,362 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: G
EPC rating: C

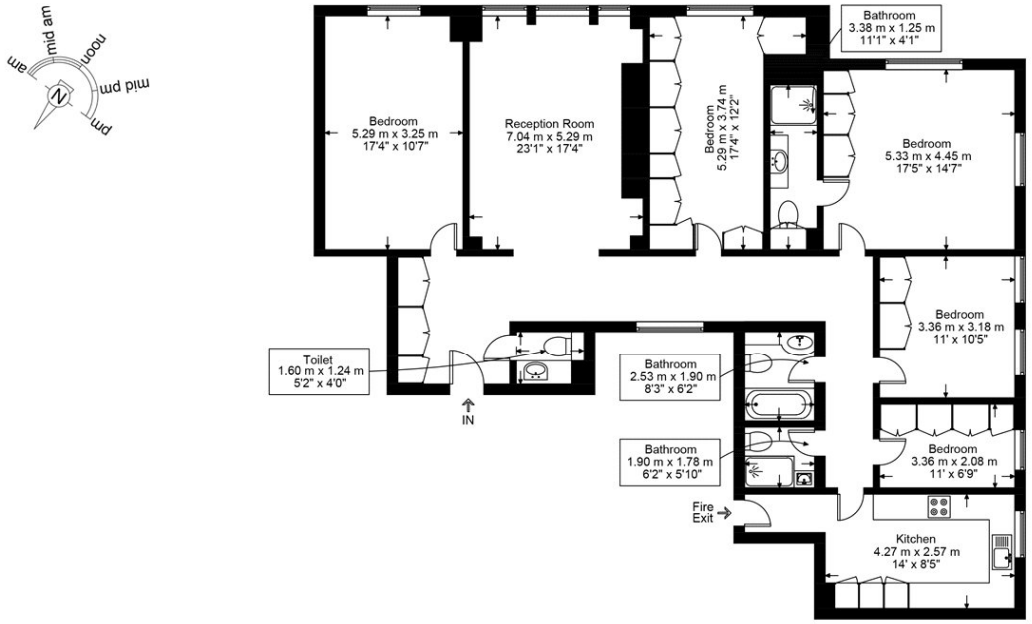




For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/CLS211924

Grove Hall Court , NW8 **Approximate Gross Internal Area** = 1660 sq ft / 154 sq m



Sixth Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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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