

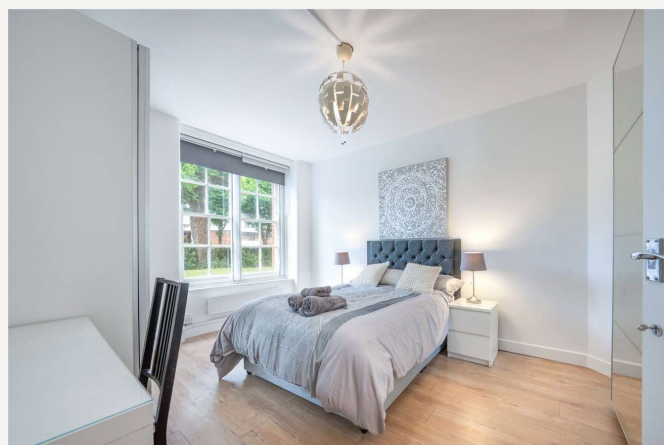


Grove End House, St John's Wood, London, NW8

£650,000 *Leasehold*

2  1  1 

A modern, two double bedroom apartment, located on the ground floor of this secure portered development, with direct access to well-manicured communal gardens. The property further benefits from secondary glazing, high ceilings and an engineered oak wooden flooring throughout. This development is located less than half a mile away from both St John's Wood High Street and Underground Station (Jubilee Line) and is only 100 metres away from Lord's Cricket Ground. Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Two Bedrooms
- Reception Room
- Separate Kitchen
- Shower Room
- Porterage
- Direct Access to Communal Gardens
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 02/05/2154

Service Charge: £5,566.92 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

EPC rating: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

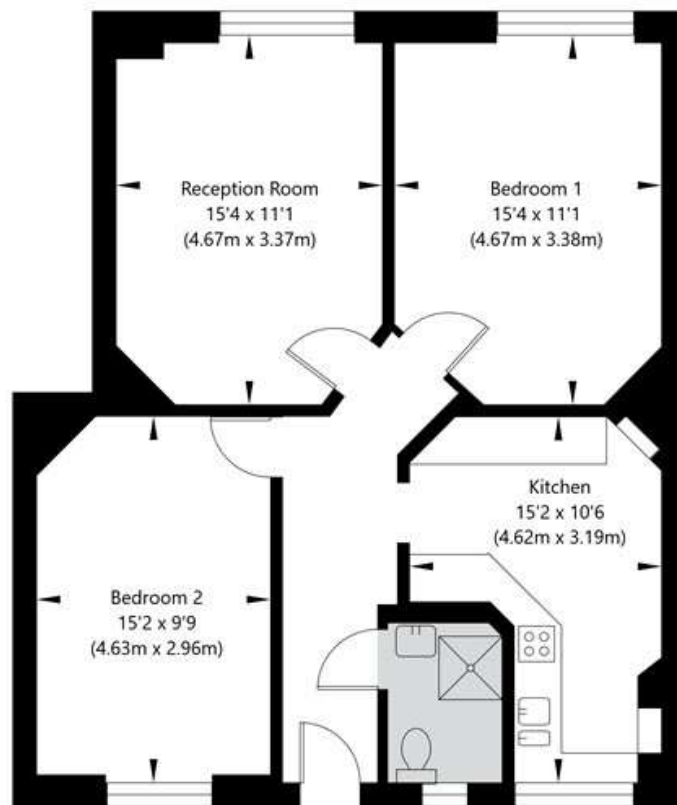
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260077>

Grove End House, London NW8 9HS

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 69.82 SQ M / 752 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 69.82 SQ M / 752 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 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.