



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

£350,000 *Leasehold*



A well-maintained, one double-bedroom apartment, positioned on the raised ground floor of this popular red-brick mansion block, which is located half a mile away from Lord's Cricket Ground, Regent's Park, St John's Wood High Street and Underground Station (Jubilee Line) in addition to Maida Vale Underground Station (Bakerloo Line). This secure, portered development has a grand entrance lobby with art-deco features throughout, plus the added benefit of communal heating and hot water. The property is being sold with no onward chain and a lease-term which expires 24/06/2076.



**Winkworth St John's Wood**

020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)



## KEY FEATURES

- Bedroom
- Shower Room
- Separate Kitchen
- Reception Room
- Ground Floor
- Porterage
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 16/10/2076

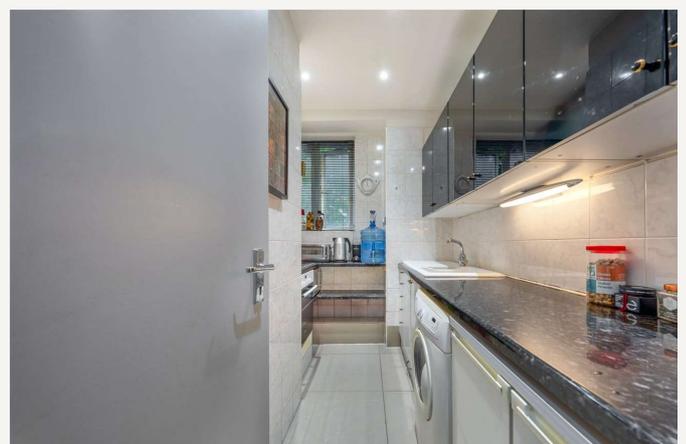
**Service Charge:** £9,894.08 per annum

**Service Charge Note:** Includes Heating, Hot Water and Reserve Fund Contribution

**Ground Rent:** £120 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** C





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

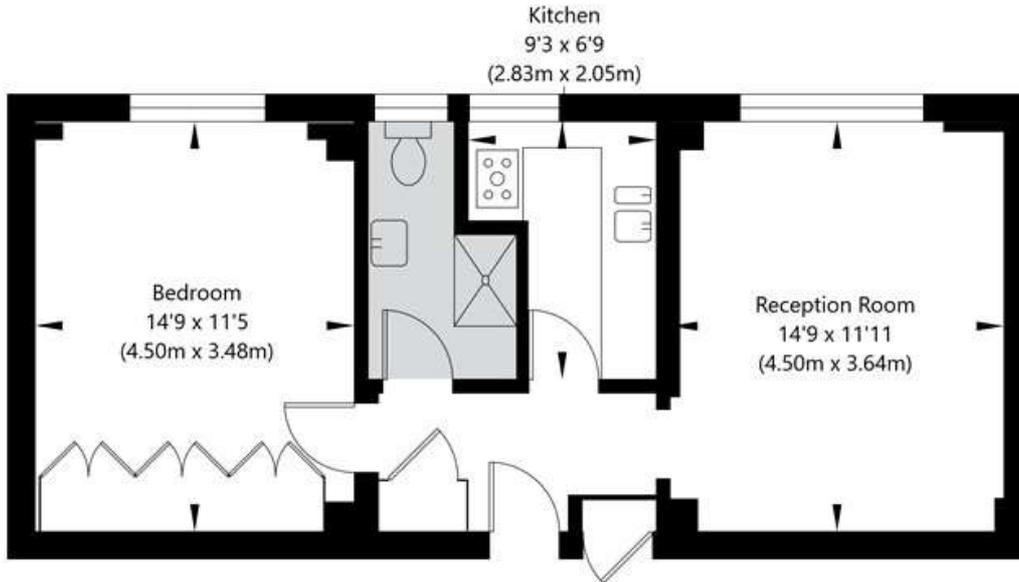
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250274>

# Grove Hall Court, Hall Road, London NW8 9NX

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 47.53 SQ M / 512 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 47.53 SQ M / 512 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.

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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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