



GROVE END ROAD, LONDON, NW8 £610 PER WEEK FURNISHED / UNFURNISHED

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

Bedroom | Bathroom | Reception Room | Kitchen | Communal Garden | 24 Hour Concierge | Communal Heating and Hot Water | 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

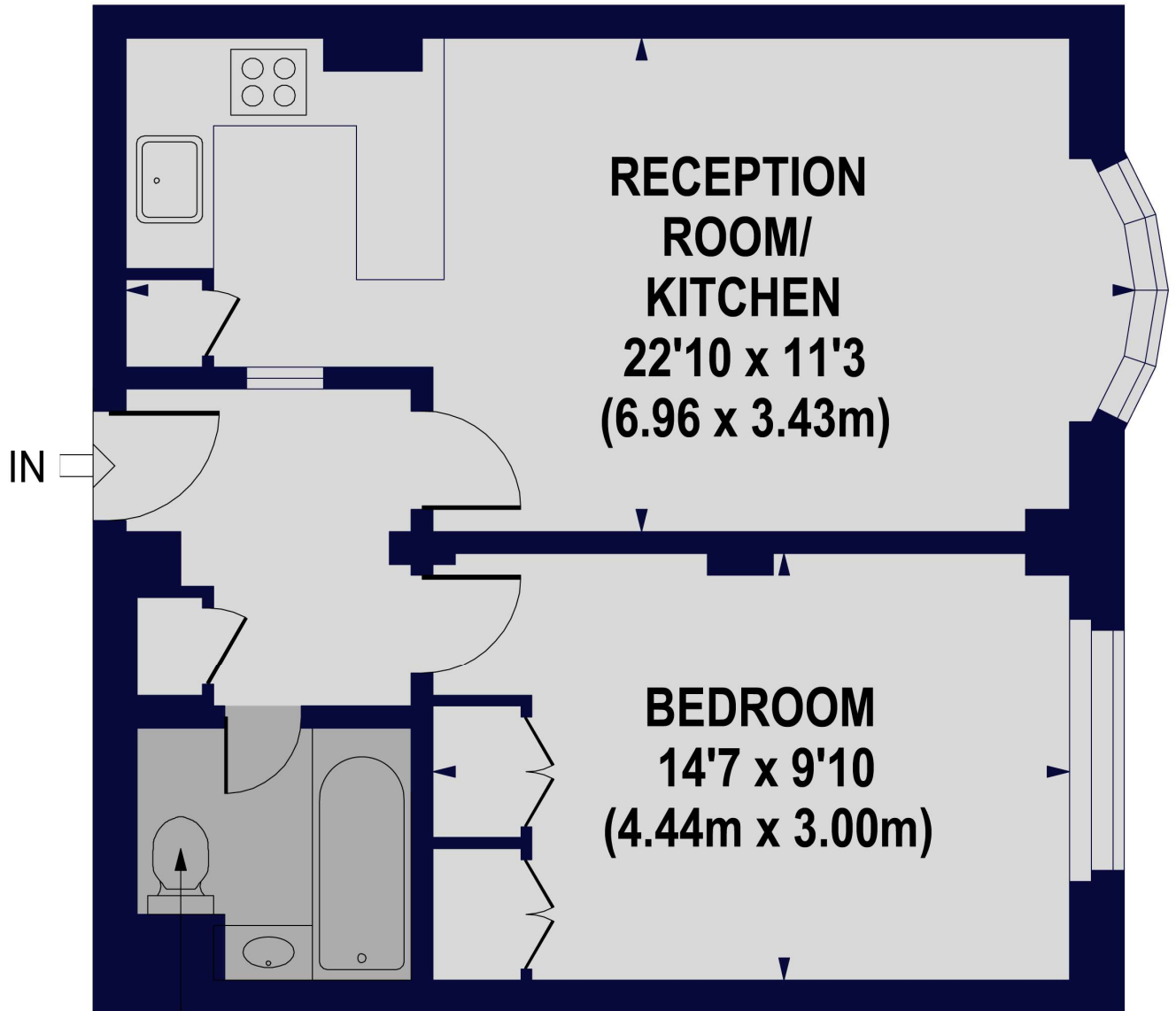
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**GROVE END GARDENS,
GROVE END ROAD, ST. JOHN'S WOOD, NW8 9LX**
Approx. Gross Internal Floor Area 463 sq ft. / 43 sq.m



BATHROOM
6'4 x 5'9
(1.93m x 1.75m)

GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.31245
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £3,050.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 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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