



GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £690,000 LEASEHOLD

We are pleased to present this spacious one bedroom apartment, located on the fourth-floor of this secure, portered development with views overlooking communal gardens. The property benefits from a 23ft reception room, engineered oak wooden flooring, a bespoke fitted kitchen and is fully double glazed throughout. This wonderful development, is conveniently located less than 500 metres away from St John's Wood High Street and Underground Station (Jubilee Line). Furthermore, Lord's Cricket Ground is less than half a mile away, with both Regent's Park and Primrose Hill just under a mile away.

Bedroom | Bathroom | Separate Kitchen | Reception Room | 24 Hour Concierge | Passenger Lift | Communal Gardens | Leasehold

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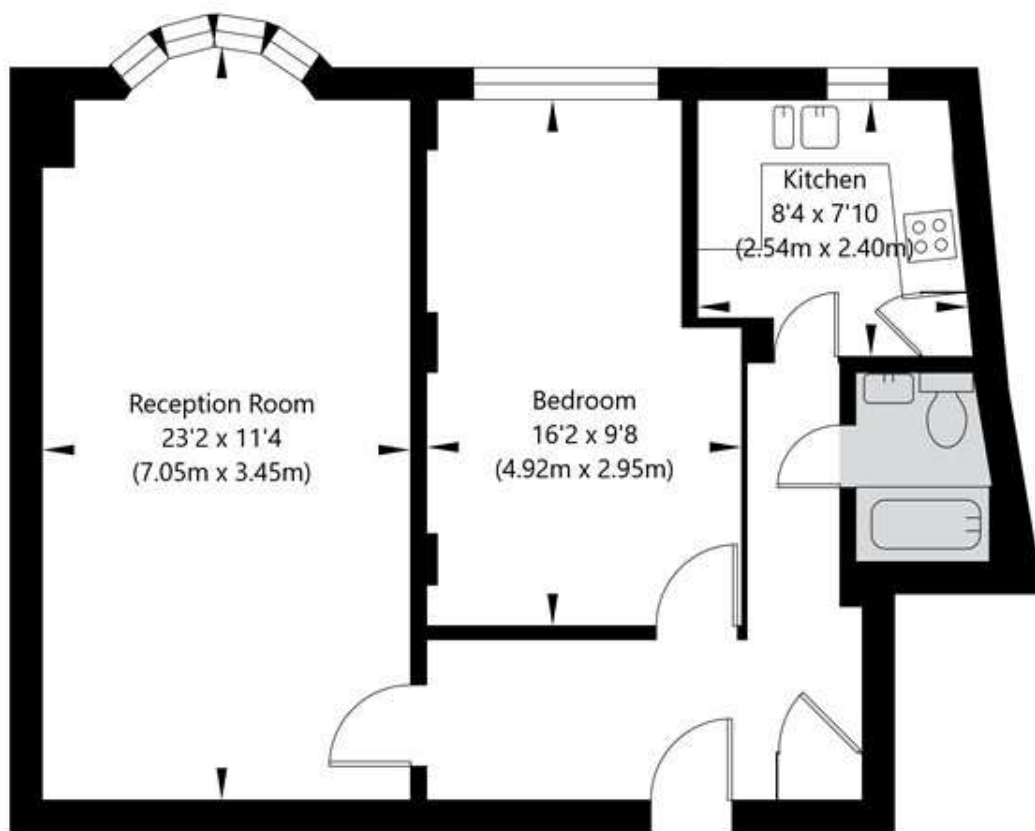
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Grove End Gardens, London NW8 9LT

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 55.7 SQ M / 600 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 55.7 SQ M / 600 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 29/09/2147

Service Charge: £7,139.38 per annum

Ground Rent: £0 Annually (subject to increase)

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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