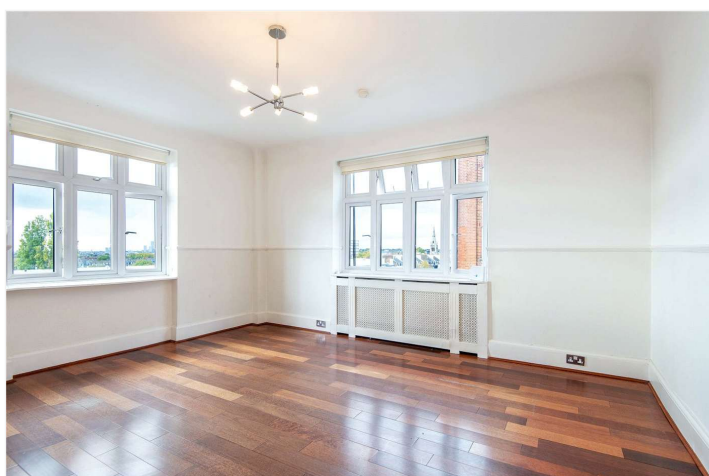




## GROVE HALL COURT, ST JOHN'S WOOD, LONDON, NW8 £3,750 PER MONTH FURNISHED, UNFURNISHED

A bright, seventh floor (with lift) three bedroom apartment, set in this upgraded purpose built block in St John's Wood. The apartment consists of three double bedrooms, a bright reception room with double aspect windows, one family bathroom and a guest cloakroom. Grove Hall Court has undergone a major programme of works, bringing it up to the standard sought-after in St John's Wood, with beautifully manicured gardens and excellent porterage, as well as being only 0.3 miles to both St John's Wood Underground Station (Jubilee line) and Maida Vale Underground Station (Bakerloo line).

Three Double Bedrooms | Family Bathroom | Guest WC | Reception Room | Kitchen | Communal Gardens | Porterage | Passenger Lift

**Winkworth**

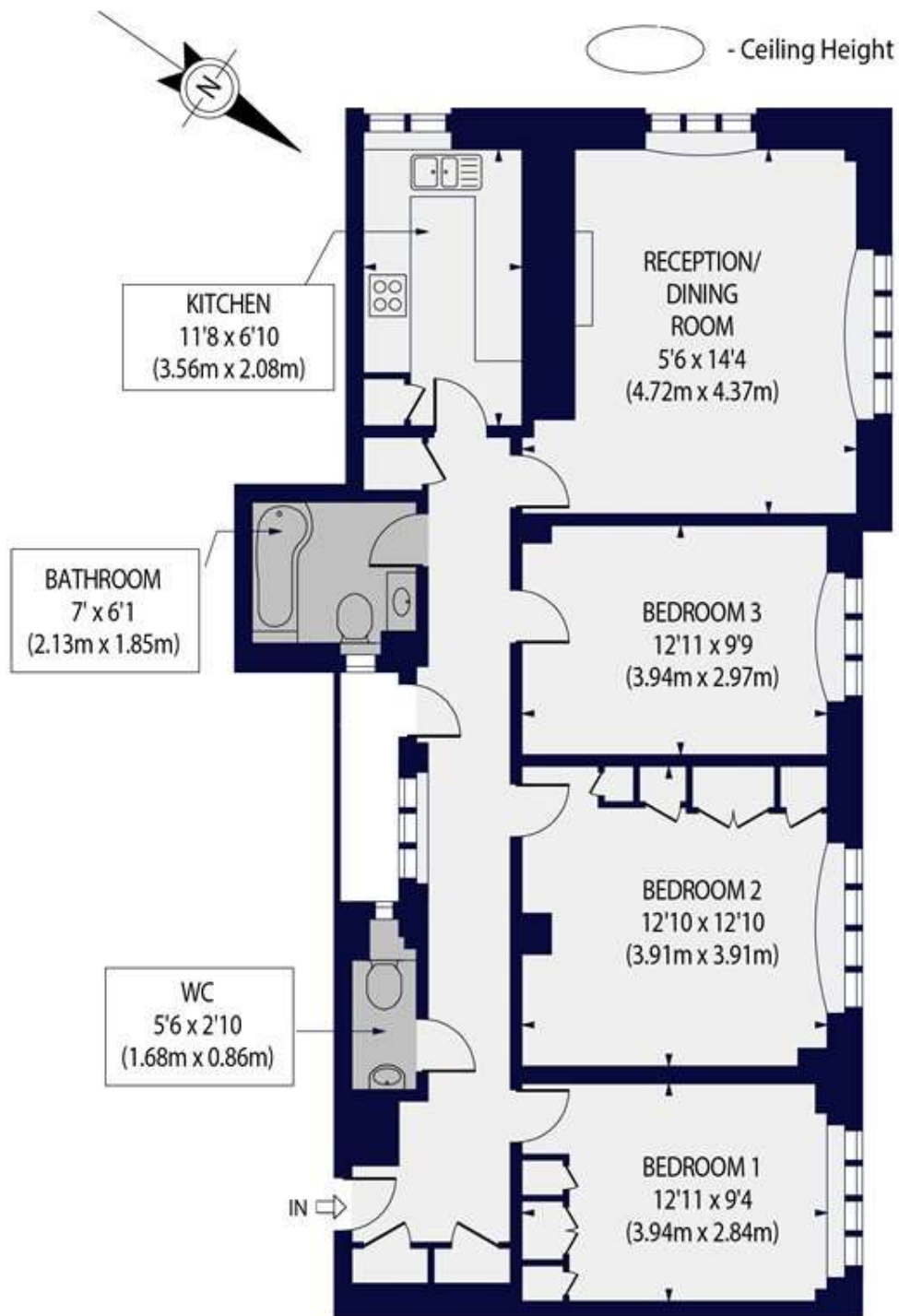
for every step...

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)



## GROVE HALL COURT, HALL ROAD, NW8

Approx. Gross Internal Floor Area 977 sq ft. / 91 sq.m



### SEVENTH FLOOR

For Illustration Purposes Only - Not To Scale - Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.53601

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.

**Winkworth**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenancy Deposit:** £4,326.92

**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:** G

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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

**St John's Wood** | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

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.