



## GROVE HALL COURT, ST JOHN'S WOOD, LONDON, NW8 £1,450,000 LEASEHOLD

A spacious three-bedroom apartment, with the rare benefit of a modest south-facing balcony and two reception rooms. This secure, portered development is less than half a mile away from St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground, not to mention both Regent's Park and Primrose Hill within a mile away.

Three Bedrooms | Two Bathrooms | Reception Room | Dining Room | Kitchen | Entrance Hall | Guest Cloak Room | 24 Hour Porter | Passenger Lifts | Leasehold

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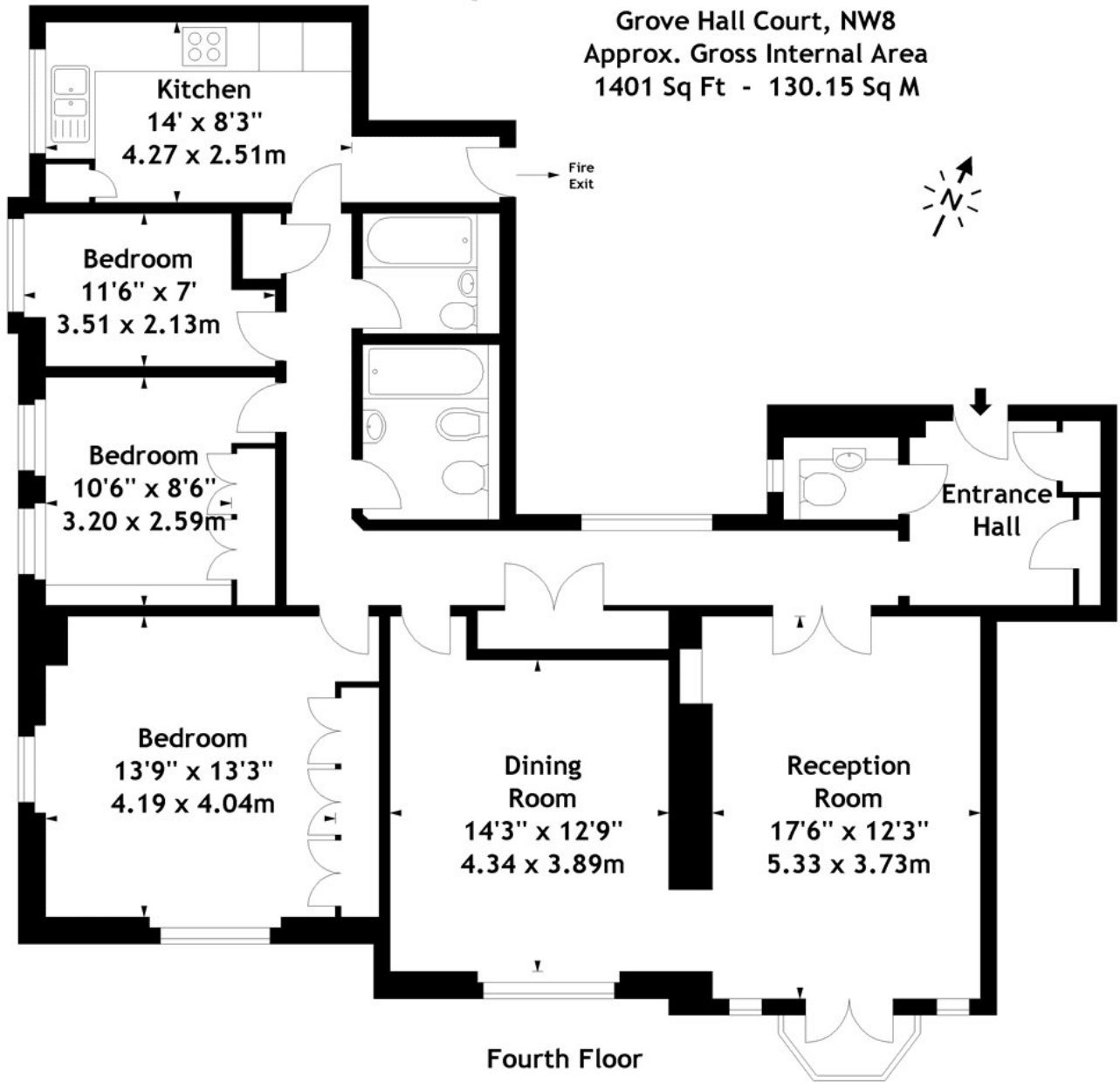
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Grove Hall Court, NW8  
Approx. Gross Internal Area  
1401 Sq Ft - 130.15 Sq M



Fourth Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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

**Tenure:** Leasehold

**Term:** Expires - 24/06/2166

**Service Charge:** £14,024.4 per annum (Includes Reserve Fund Contribution of £3,815 per annum & Hot water)

**Ground Rent:** £ 0 Annually

**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.

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