



## GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £795 PER WEEK FURNISHED

A stylish and contemporary two bedroom, two bathroom apartment set on the first floor of this 24 hour concierge residence in prime St John's Wood. Grove End Gardens benefits from communal heating and hot water, a communal garden and numerous passenger lifts. St John's Wood tube station (Jubilee line) can be found within approximately 0.2m.

Principal Bedroom with En-Suite Shower Room | Second Bedroom | Family Bathroom | Reception Room | Kitchen | 24 Hour Concierge | Communal Garden | 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 | Entrance Phone

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

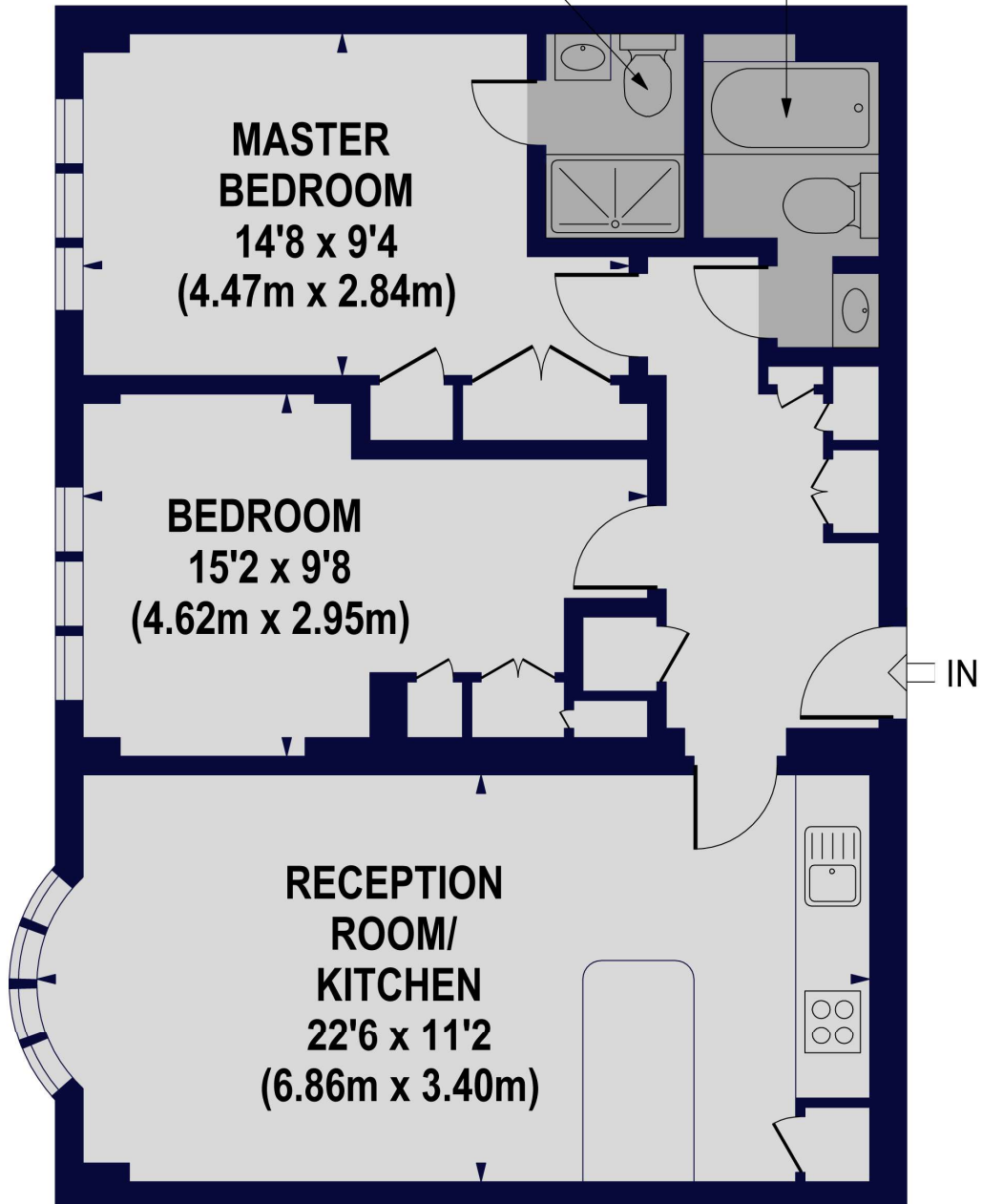




**GROVE END GARDENS, NW8 9LP**  
Approx. Gross Internal Floor Area 665 sq ft. / 61.78 sq.m

**SHOWER ROOM**  
**6'1 x 3'10**  
**(1.85m x 1.17m)**

**BATHROOM**  
**8'5" x 4'10"**  
**(2.57m x 1.47m)**

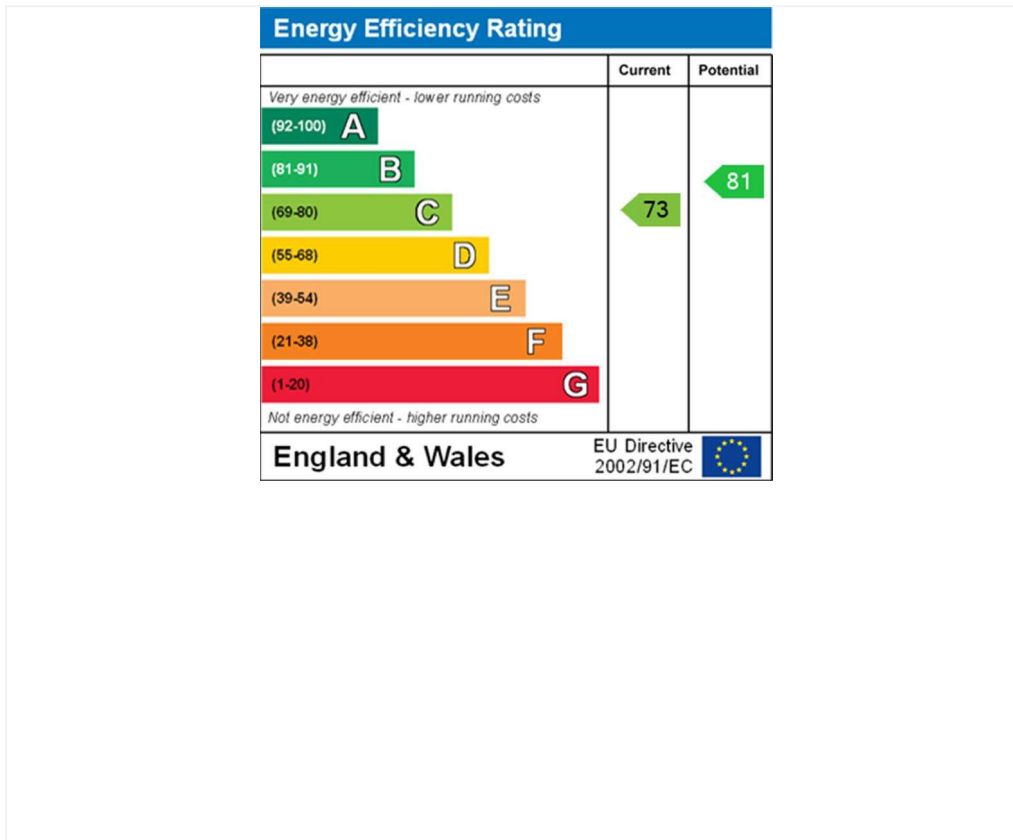


**FIRST FLOOR**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.31473  
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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**Tenancy Deposit:** £3,975.00

**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:** E

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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