



Grove Court, St John's Wood, London, NW8

£900,000 *Leasehold*

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A wonderful opportunity to purchase this two double-bedroom, top-floor apartment, which not only boasts a 28ft reception room with a bay window and a sky-light, but it also has two bathrooms, a separate kitchen as is offered for sale with no onward chain. This charming development is located only a few hundred metres away from St John's Wood High Street & Lord's Cricket Ground and is equidistant from two local Underground Stations (Jubilee and Bakerloo lines). There is parking available on a first-come, first-served basis, a day porter and communal hot water.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Two Bedrooms (One En-Suite Shower Room)
- Family Bathroom
- Reception Room
- Kitchen
- Passenger Lift
- Day Porter
- Parking on a first come first served basis
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 01/04/2984

Service Charge: £6,466.92 per annum

Service Charge Note: Additional Reserve Fund Contribution
£2,865.10 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

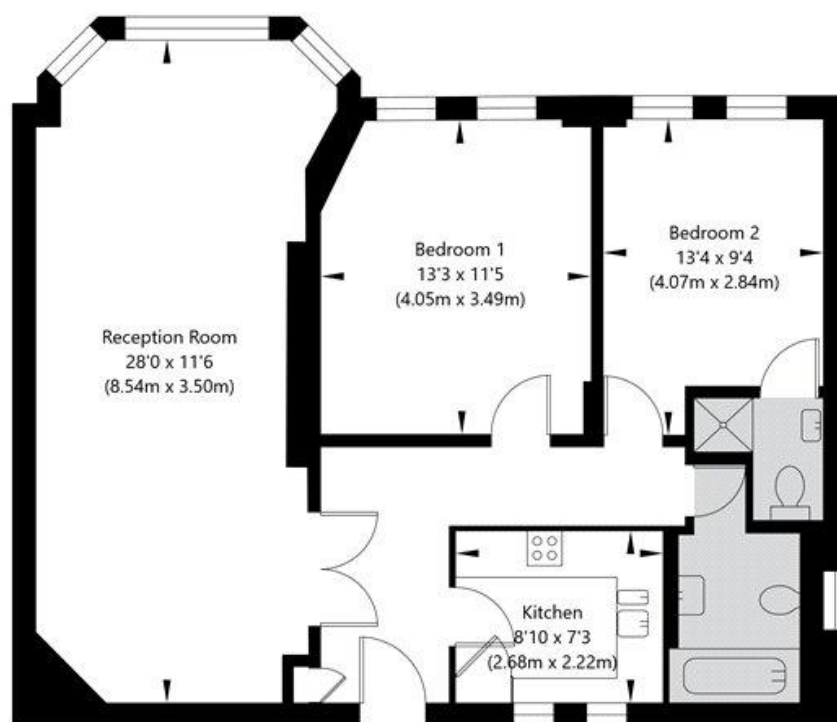
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260284>

Grove Court, Grove End Road, London, NW8 9EN

5th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 79.52 SQ M / 856 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 79.52 SQ M / 856 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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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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