

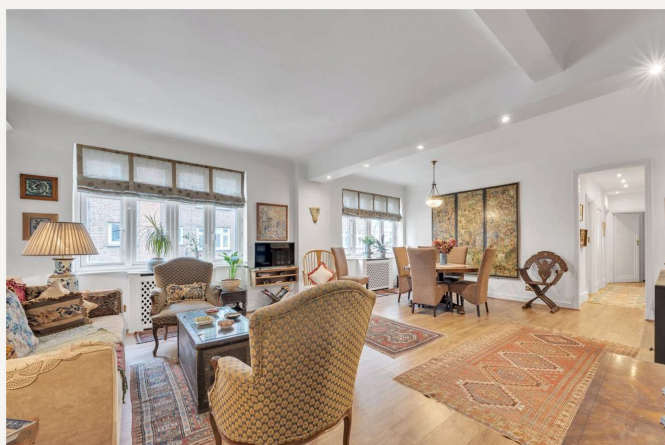


## Grove Hall Court, St John's Wood, London, NW8

£1,150,000 *Leasehold*

3  1  2 

A spacious three bedroom apartment, located on the fourth-floor of this desirable red-brick development less than half a mile away from Lord's Cricket Ground, St John's Wood High Street and Underground Station (Jubilee Line). The property benefits from communal heating & hot water, 24 hour porter, a separate kitchen, one en-suite shower room and is fully double glazed throughout.



**Winkworth St John's Wood**

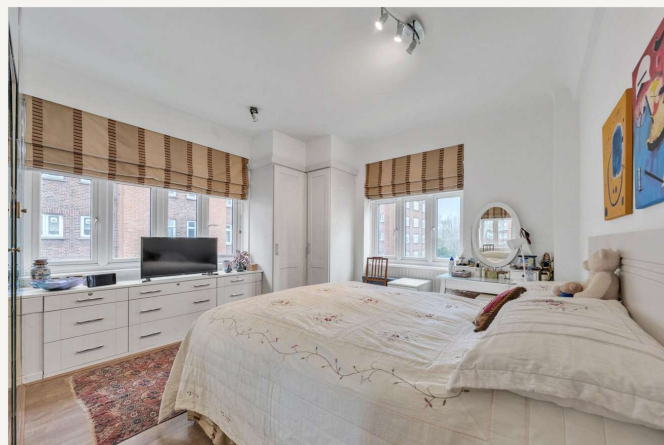
020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)





## KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Separate Kitchen
- Reception Room
- Porterage
- Passenger Lift
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 24/06/2166

**Service Charge:** £8,075.92 per annum

**Service Charge Note:** The service charge includes heating and hot water. There is also an additional Reserve Fund Contribution of £8,370 per annum.

**Ground Rent:** £0 Annually

**Council Tax Band:** G

**EPC rating:** D







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

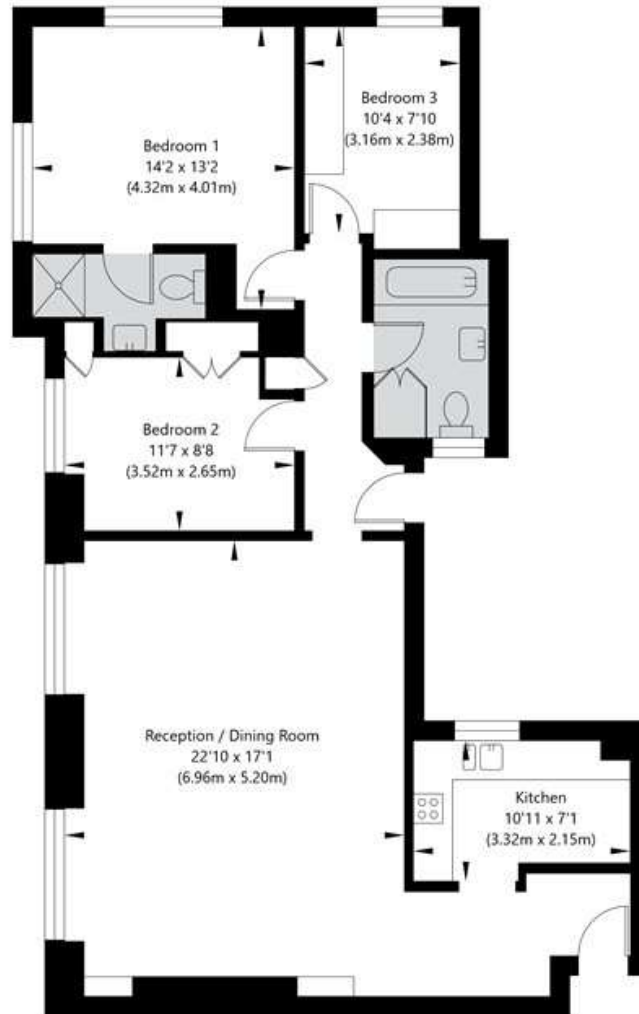
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260059>

## Grove Hall Court, London NW8 9NY

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 98.48 SQ M / 1060 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 98.48 SQ M / 1060 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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