



## GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £650 PER WEEK FURNISHED, UNFURNISHED

A one bedroom apartment on the sixth floor of this well maintained purpose built portered block which is well situated for St John's Wood High Street and tube station (Jubilee line). The property benefits from a communal garden, 24 hour concierge, passenger lift and communal heating and hot water. Please note a programme of external repairs is in progress which will involve a phased programme of scaffolding being erected to the building. Please also note a rolling program of individual flat refurbishments is also in process. Please call for further details.

Bedroom | Shower Room | Reception Room | Fitted Kitchen | 24 Hour Concierge | Communal Garden | Passenger Lift | Communal Heating & Hot Water | Parcel, Dry Cleaning and Key Holding App | Connection to Full Fibre Broadband is available | Bike Storage | Parking on a First Come First Served Basis

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

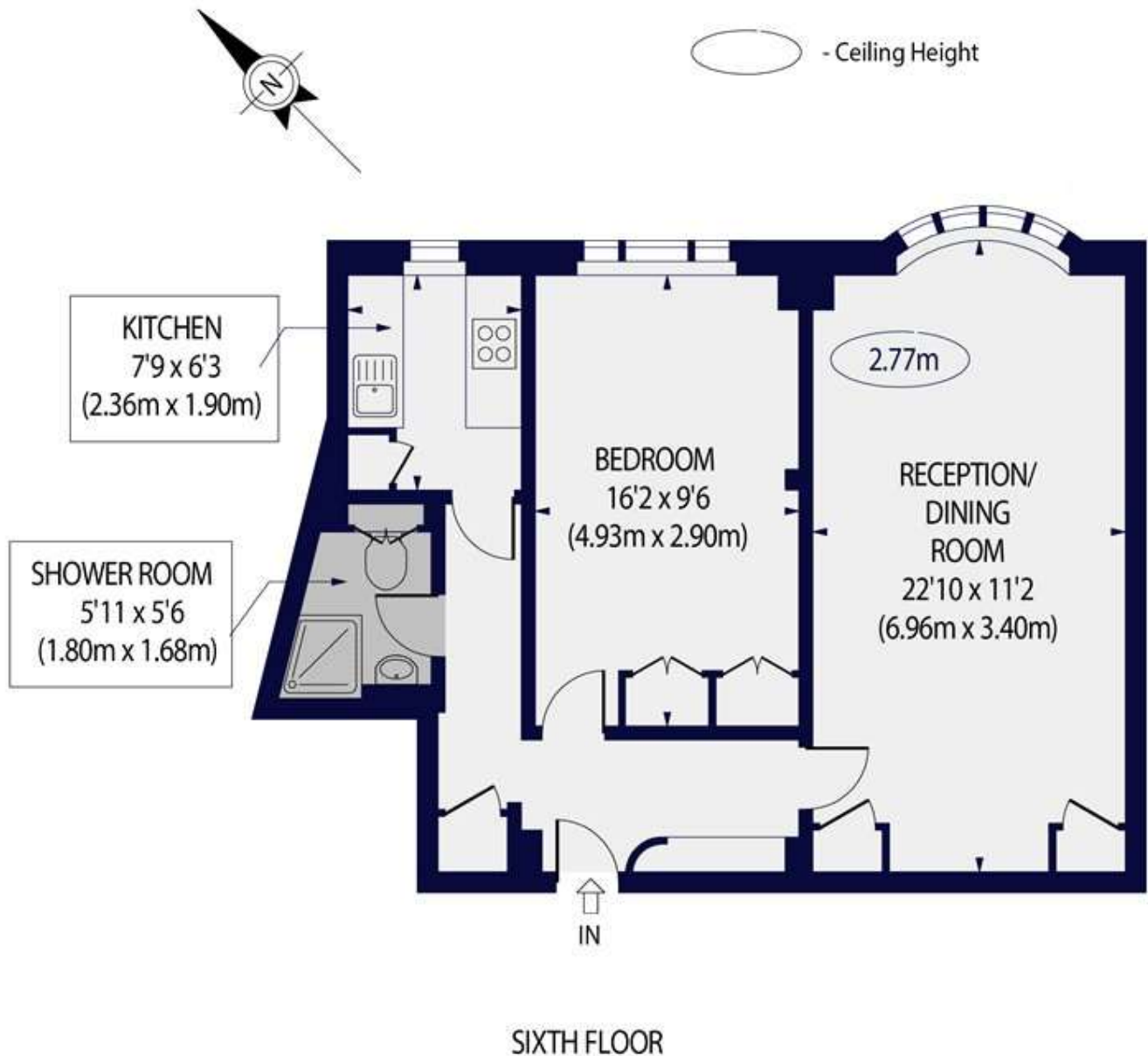






## GROVE END GARDENS, NW8 9LX

Approx. Gross Internal Floor Area 603 sq ft. / 56 sq.m



For Illustration Purposes Only - Not To Scale - Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.52341

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenancy Deposit:** £3,250.00

**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:** D

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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