



Grove End Gardens, St John's Wood, London, NW8

£600,000 *Leasehold*

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A remarkable, one double-bedroom apartment which has been fully renovated to a high-standard throughout. The property has a beautiful, herringbone engineered oak wooden flooring, a bespoke fitted kitchen with composite counter-tops and Bosch appliances. This secure development benefits from 24-hour portage, as well as communal heating, hot water and gardens. St John's Wood High Street, Underground Station (Jubilee Line), Lord's Cricket Ground and Regent's Park are all within half a mile radius. Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Bedroom
- Shower Room
- Reception Room
- Separate Kitchen
- Concierge
- Passenger Lift
- Communal Gardens
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2147

Service Charge: £5,018.42 per annum

Service Charge Note: Additional £1,092.26 per annum for heating and hot water and an additional £1,370.62 per annum for Reserve Fund

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

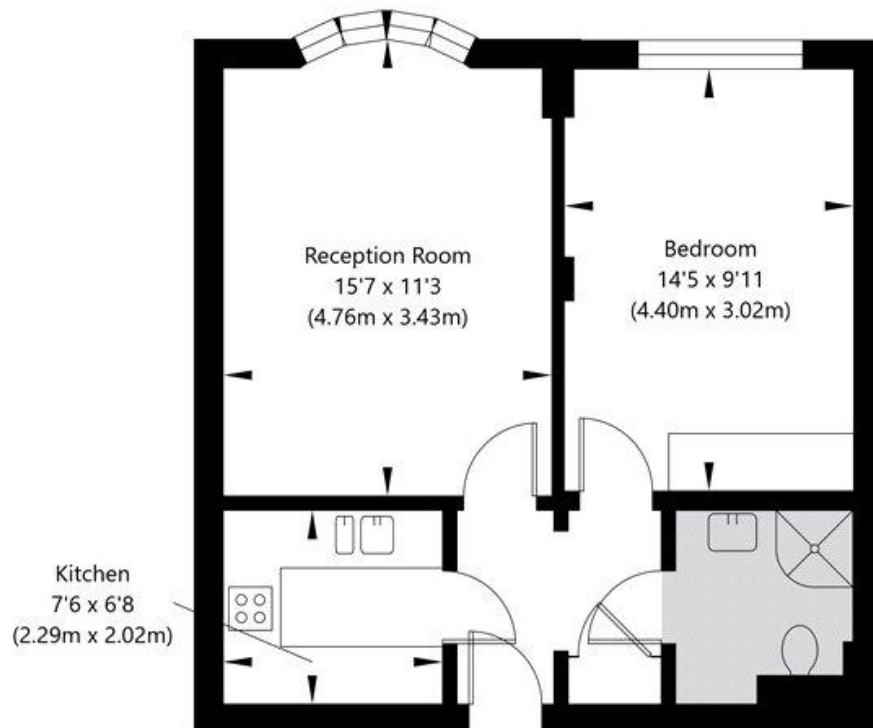
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260162>

Grove End Gardens, London NW8 9LR

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 43.93 SQ M / 473 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 43.93 SQ M / 473 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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