



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

£925 per week *Unfurnished*

3  1  2 

KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Guest WC
- Separate Kitchen
- Reception Room
- 24 Hour Portage
- Heating and Hot Water Included in Rent



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

*Tenant fees may apply. Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

A bright, first floor (with lift) three bedroom apartment, set in this upgraded purpose built block in St John's Wood. The apartment consists of three double bedrooms (one en-suite), a bright reception room with double aspect windows, one family bathroom and a guest cloakroom. Grove Hall Court is sought-after in St John's Wood, with beautifully manicured gardens and excellent portorage, as well as being only 0.3 miles to both St John's Wood Underground Station (Jubilee line) and Maida Vale Underground Station (Bakerloo line).

MATERIAL INFO

Deposit: £4,625.00

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

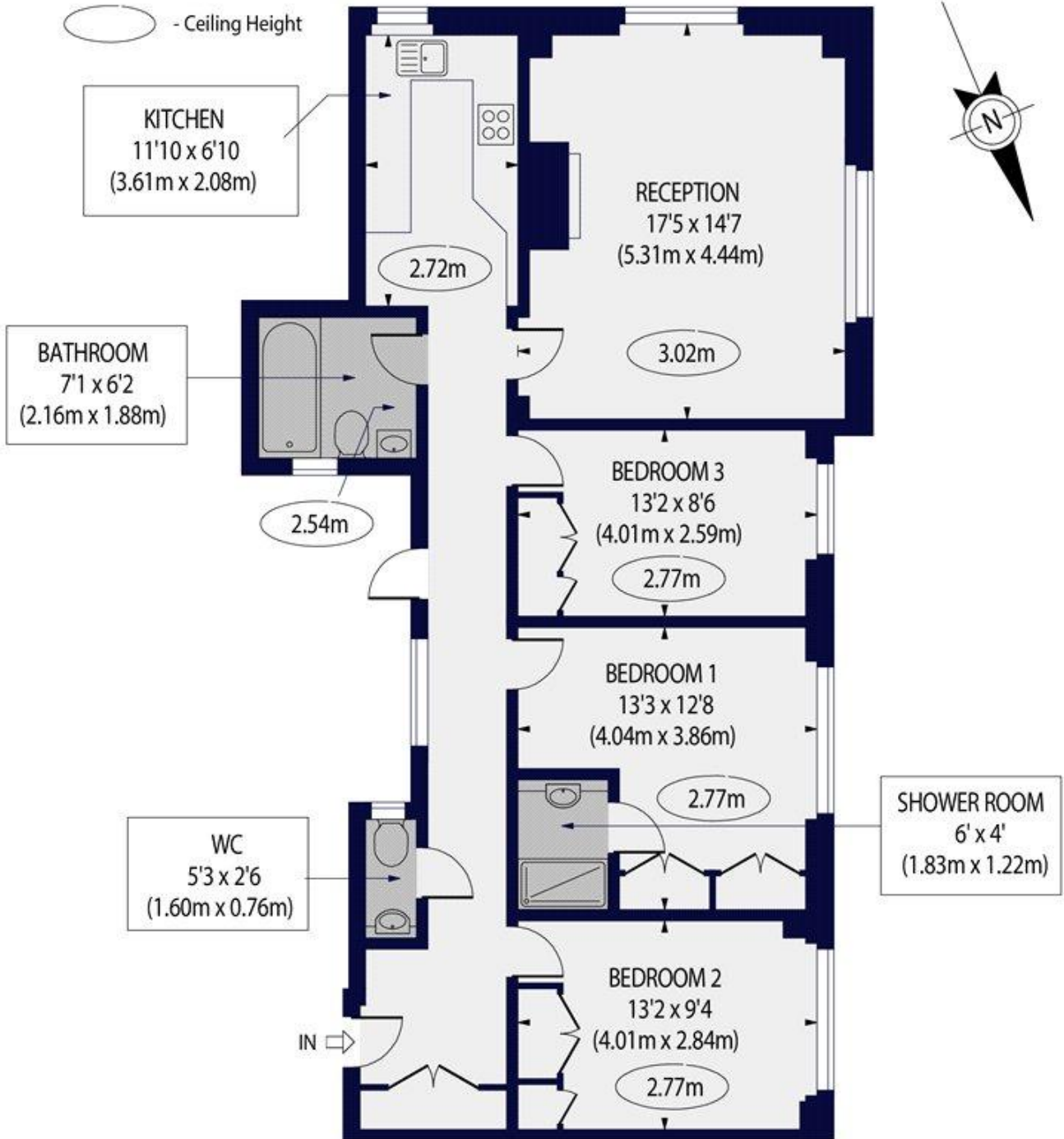
Council Tax Band: F



GROVE HALL COURT,
HALL ROAD, NW8 9NY

Approx. Gross Internal Floor Area 978 sq ft. / 90.86 sq.m

○ - Ceiling Height



FIRST FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.54988

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.

Winkworth

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.

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

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.