



GROVE END HOUSE, NW8 £610,000 PRINCIPAL AGENT Subject to contract

An extremely bright two bedroom apartment situated on the eight floor (top) of this popular and well-located purpose built block. The reception room, which provides access to the balcony, and main bedroom, offer roof top views of the London skyline including landmarks such as the BT Tower and The Shard, whilst the kitchen and second bedroom provide views towards Hampstead and Lord's respectively. The property has a triple aspect which contributes to the abundance of natural light entering the flat. Grove End House, which has recently undergone internal and external refurbishment works, is conveniently located for the eateries, cafes, shopping amenities and transport facilities of both St John's Wood (Jubilee line) and Maida Vale (Bakerloo line). Benefits of the development include a communal garden, porter and lifts. Lord's Cricket Ground is in the immediate vicinity and Regent's Park is a short walk away.

Two Bedrooms | Bathroom | Reception Room | Kitchen | Communal Garden | Passenger Lift | Porterage | Balcony | Storage Cupboard | Leasehold

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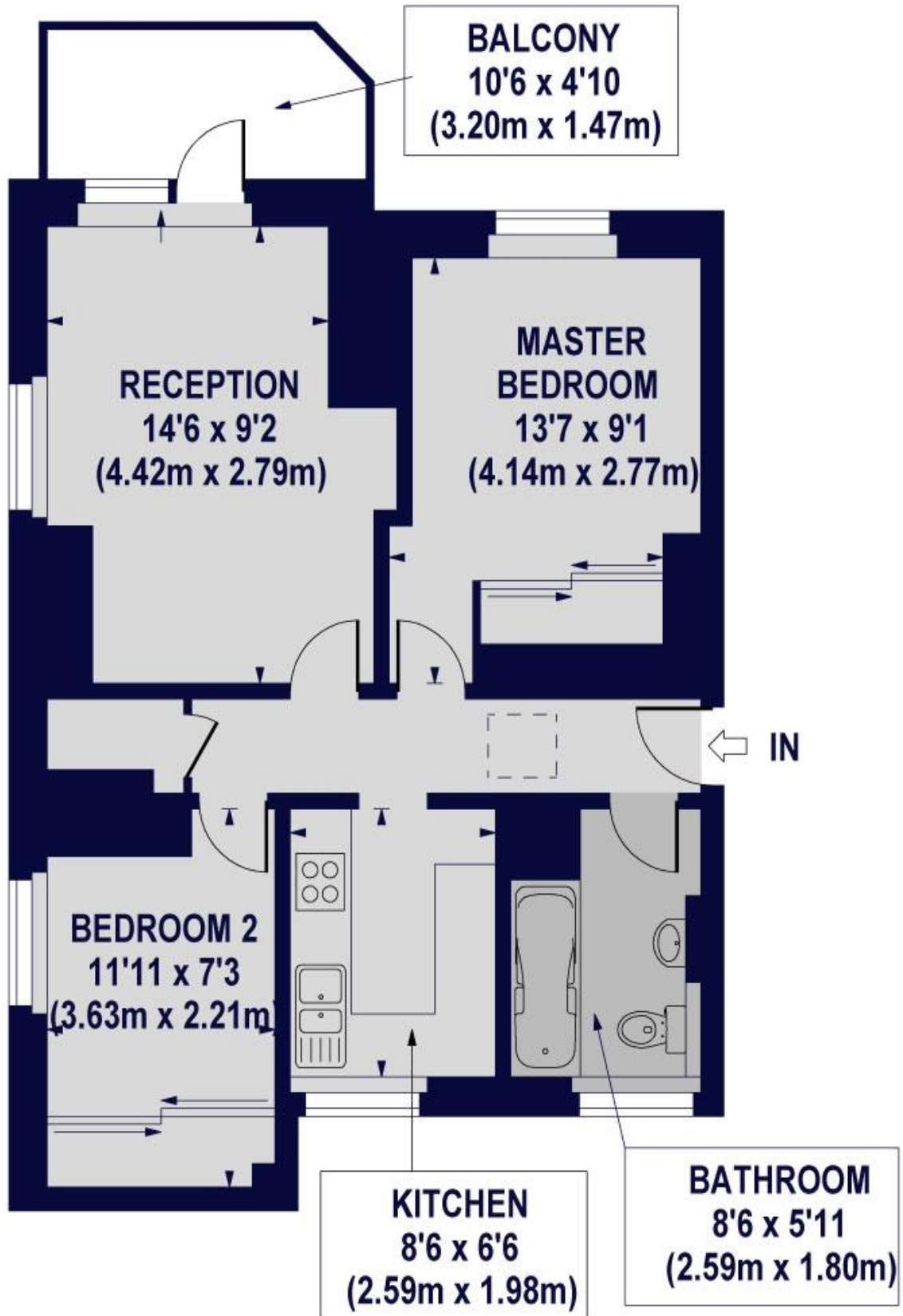
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For every step...



GROVE END HOUSE, GROVE END ROAD, NW8 9HN

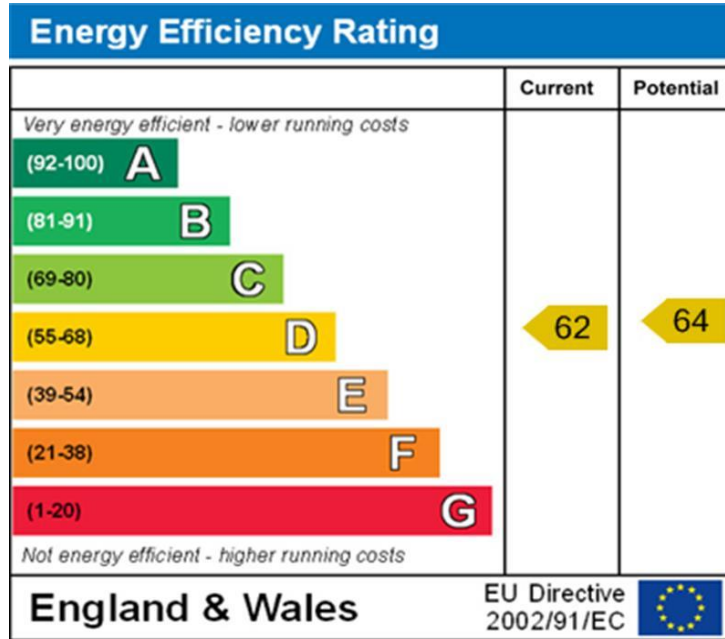
Approx. Gross Internal Floor Area 598 sq ft. / 55.62 sq.m



EIGHTH FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No. 24325
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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Tenure: Leasehold

Term: 125 years to be granted

Service Charge: Approx. £2,042.72 per six months

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

NOTES: Leasehold - to be granted with new 125 year lease.

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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