



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

£1,595,000 *Leasehold*

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We are pleased to present this spacious (1603 sq ft) top-floor, four-bedroom apartment, which benefits from fantastic south-facing views. The property is in good decorative order throughout and benefits from a double-reception room, two bathrooms a separate kitchen and is offered for sale with no onward chain. Positioned on this idyllic tree-lined street, the development is less than half a mile away from St John's Wood High Street, Lord's Cricket Ground and two local Underground stations (Jubilee and Bakerloo) not to mention both Regent's Park and Baker Street within a one-mile radius. Please note that some of these images have been virtually staged for illustration purposes.



Winkworth St John's Wood

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KEY FEATURES

- Four Bedrooms
- Bathroom
- Shower Room
- Guest WC
- Separate Kitchen
- Reception Room
- Dining Room
- Passenger Lift
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 24/06/2166

Service Charge: £10,468.82 per annum

Service Charge Note: Additional Reserve Fund Contribution
£7,362 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

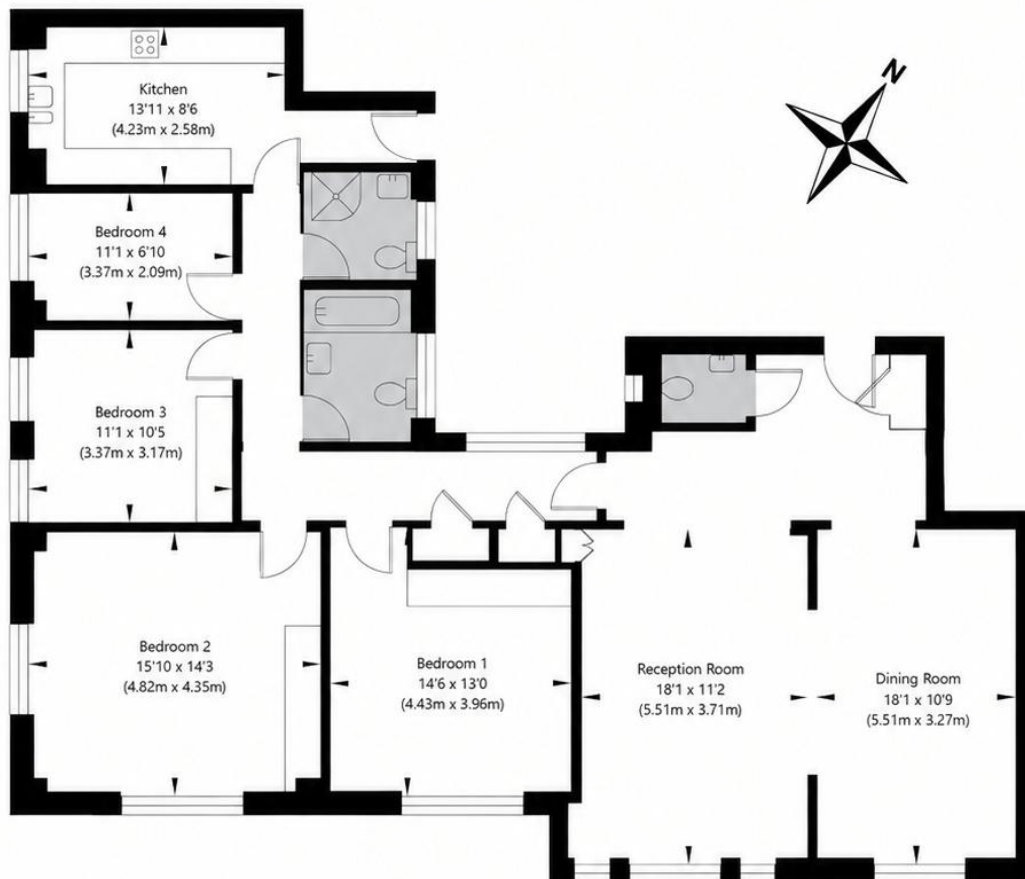
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260283>

Grove Hall Court, London, NW8 9NY

7th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 148.92 SQ M / 1603 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 148.92 SQ M / 1603 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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