



GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £625 PER WEEK UNFURNISHED

Set within this imposing mansion block is this bright west facing ground floor flat opening onto the west facing communal gardens. Ideally situated within 0.1 miles of St John's Wood High Street for all the boutique shops and restaurants and the Underground Station (Jubilee line), this property also benefits from 24 hour Concierge and communal heating and hot water. Please also note a rolling program of individual flat refurbishments is also in process.

Bedroom | Bathroom | Kitchen/Breakfast Room | Reception Room | Entrance/Dining Room | 24 Hour Concierge | Communal Garden | Communal Heating & Hot Water | Parking on a First Come First Served Basis | Parcel, Dry Cleaning and Key Holding App | Bike Storage | Entrance Phone | Passenger Lift

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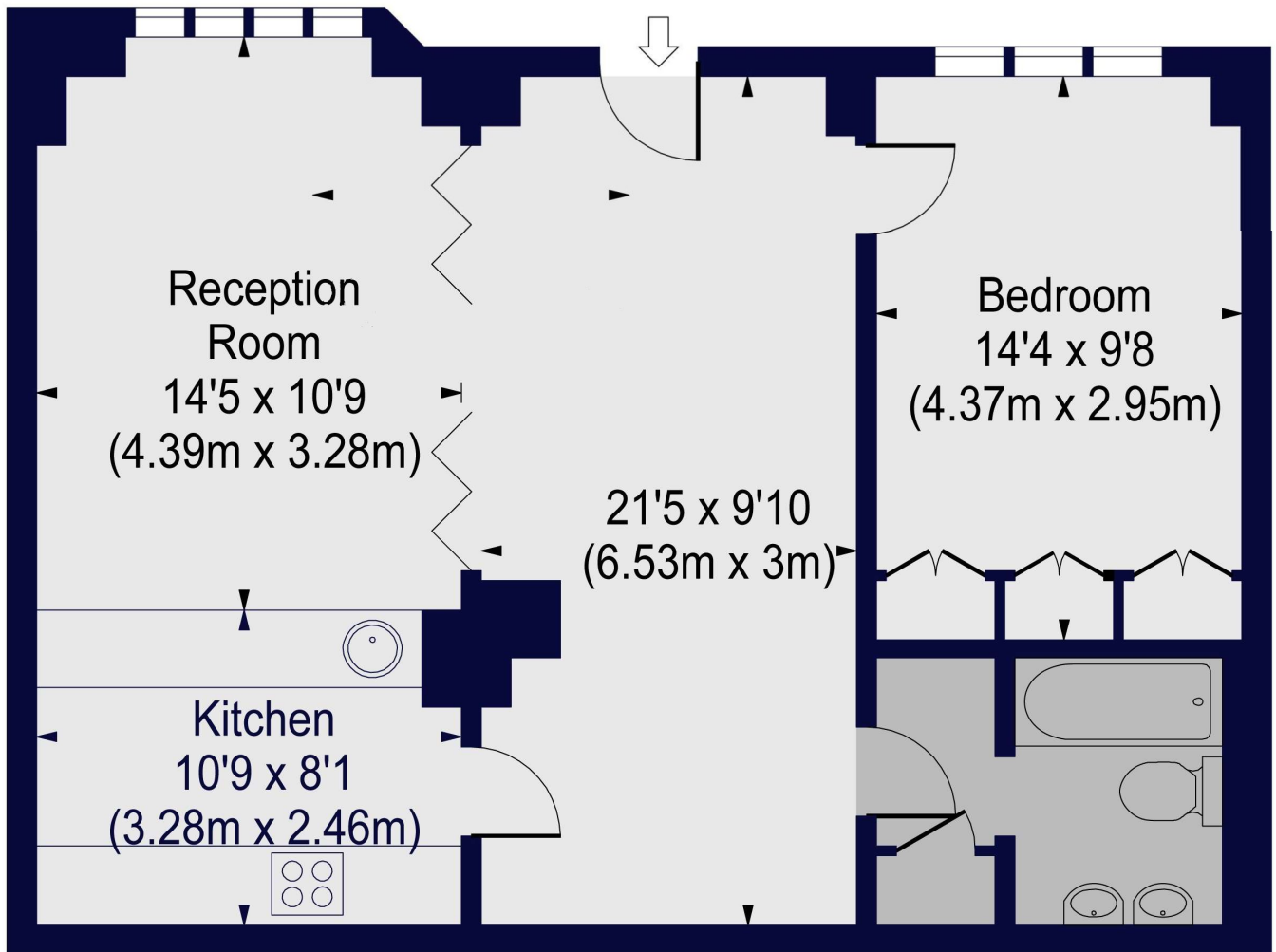
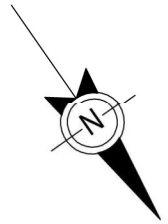
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Grove End Gardens, 33 Grove End Road, NW8 9LL

Total approx. floor area 656 sq ft. / 61.02 sq.m



GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.16202

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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £3,125.00

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: E

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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