



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

£600,000 *Leasehold*

4  1  2 

A spacious four-bedroom apartment, located on the fourth-floor of this popular red-brick development. The property is fully double-glazed throughout and further benefits from a separate kitchen, a family bathroom and an en-suite shower room. This secure, portered development is less than half a mile away from St John's Wood High Street and Underground Station (Jubilee Line) not to mention both Lord's Cricket Ground and Regent's Park. Please note that the lease expires 24/06/2076.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Primary Double Bedroom With En-Suite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Kitchen
- Reception Room
- 24 Hour Portage
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 24/06/2076

Service Charge: £16,658.12 per annum

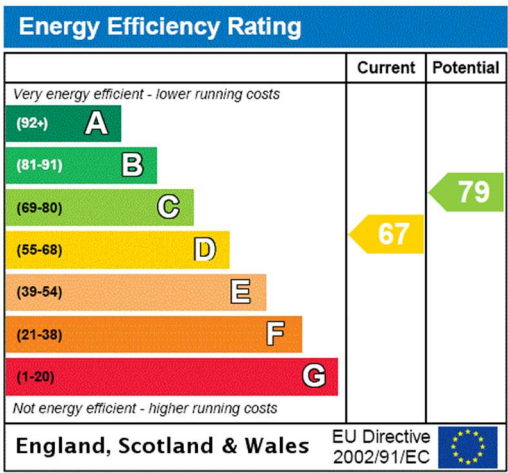
Service Charge Note: Includes Heating and Hot Water and Reserve Fund Contribution of £8,478

Ground Rent: £2,150 Annually (subject to increase)

Council Tax Band: G

EPC rating: D





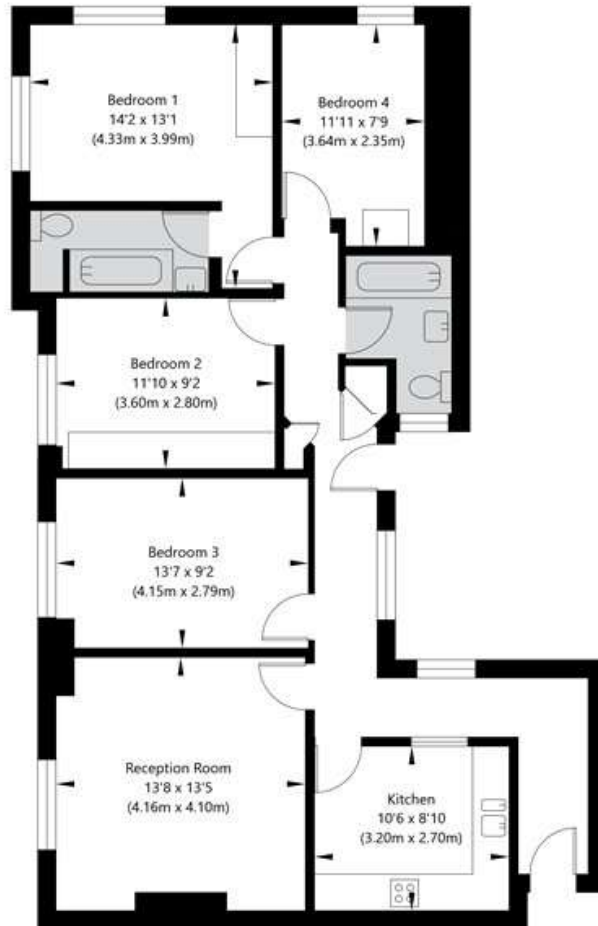
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD240183>

Grove Hall Court, London NW8 9NR

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 97.3 SQ M / 1047 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 97.3 SQ M / 1047 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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.