



GROVE COURT, ST JOHN'S WOOD, LONDON, NW8 £550,000 LEASEHOLD

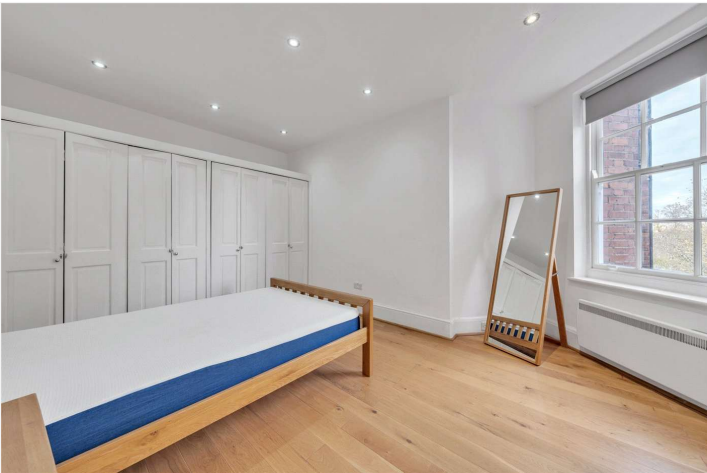
A spacious one-double bedroom apartment, located on the fourth-floor of this handsome period development. The property benefits from an oak engineered wooden flooring, a separate kitchen and a private balcony over-looking communal gardens. Grove Court is conveniently located on Grove End Road, which connects St John's Wood High Street with Lord's Cricket Ground. Regent's Park and Primrose Hill are both within a one-mile radius and St John's Wood Underground Station (Jubilee Line) is less than half a mile away.

Principal Bedroom with En-Suite Shower Room | Reception Room | Separate Kitchen | Balcony | Passenger Lift | Communal Gardens | Leasehold

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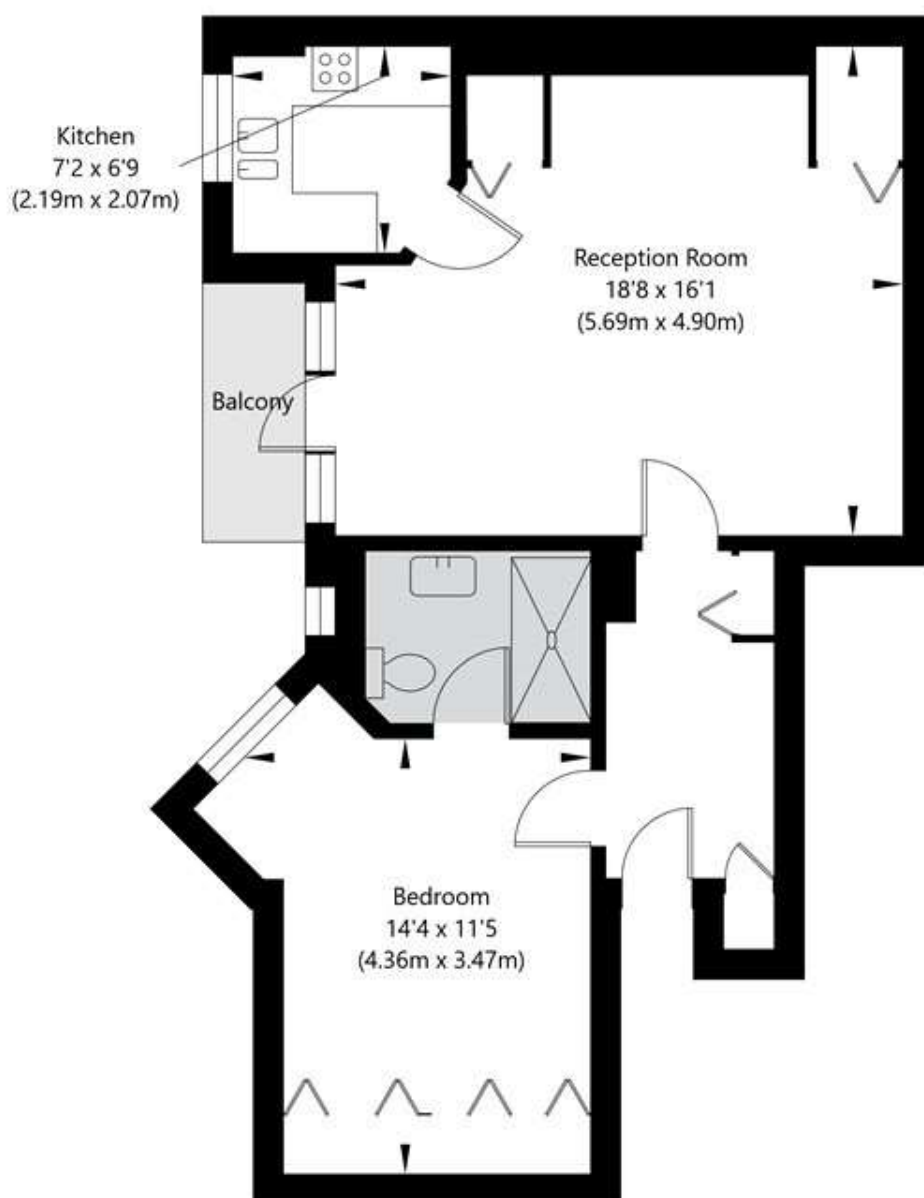
for every step...

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Grove End Road, London NW8 9EN

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 56.36 SQ M / 607 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 56.36 SQ M / 607 SQ FT
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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/01/2110

Service Charge: £6,877.44 per annum

Ground Rent: £0 Annually (subject to increase)

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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