



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

£1,850,000 *Share of Freehold*

3  2  2 

A spacious three-bedroom, third-floor apartment, with high ceilings, positioned on the corner of this period development, with many original features plus an open-plan reception / dining area and a separate kitchen. This secure, portered development is less than half a mile away from Lord's Cricket Ground, not to mention both St John's Wood High Street and Underground Station (Jubilee Line).



St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom with En-Suite Shower Room
- Third Bedroom
- Guest WC
- Separate Kitchen
- Reception/Dining Room
- Porterage
- Passenger Lift
- Leasehold



MATERIAL INFO

Tenure: Share of Freehold

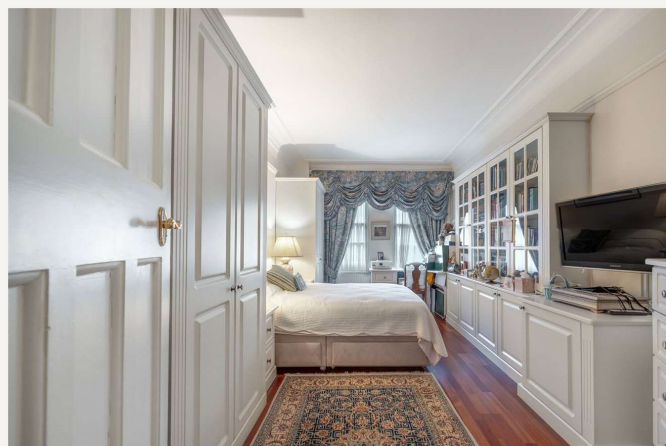
Term: 958 year and 3 months

Service Charge: £10,822.12 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

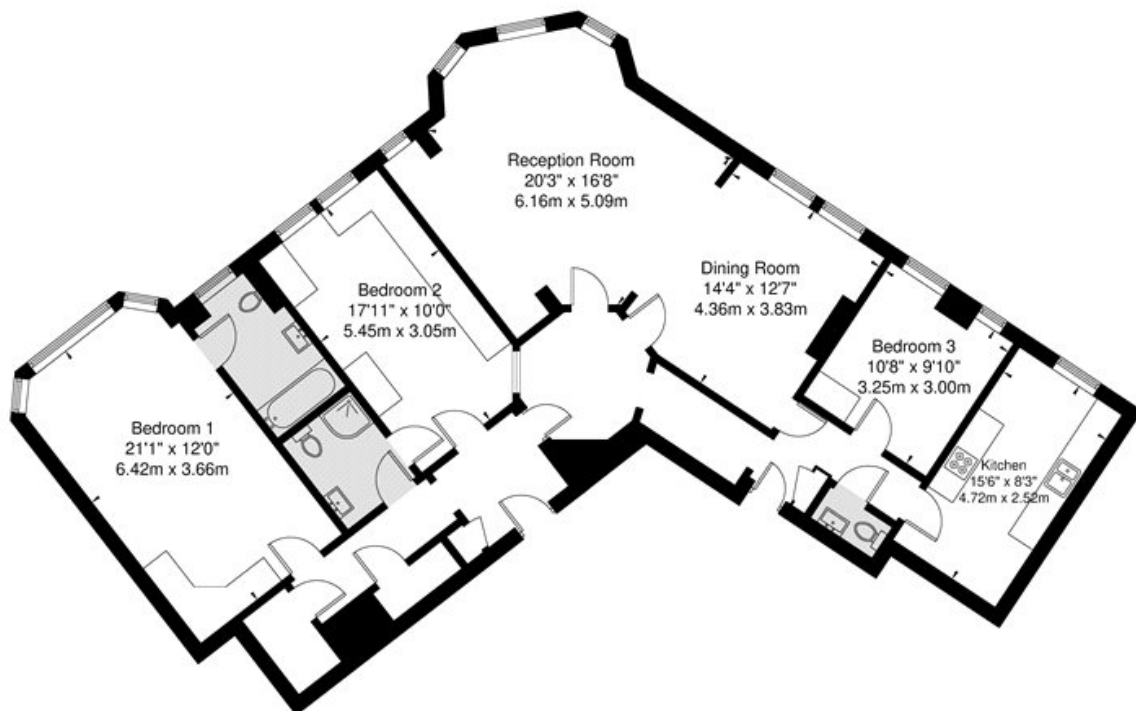


<https://www.winkworth.co.uk/sale/property/SJD240230>

Grove Court, Grove End Road, London, NW8 9EP



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 143 SQ M / 1539 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 143.0 SQ M / 1539 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.

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.