

## GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £1,850 PER WEEK FURNISHED

A stylish and contemporary three bedroom duplex flat set over the fifth and sixth floors in this well regarded built mansion building. The apartment, which boasts a fabulous principal bedroom suite with a wonderful walk in wardrobe and dressing area also benefits from the use of the well manicured communal gardens. Grove End Gardens is ideally located for St John's Wood High Street and the Underground station on the Jubilee line (approx 0.1 miles). Secure underground and reserved car parking space available by separate negotiation.

Principal Bedroom Suite | Second Bedroom with En Suite Shower Room | Third Bedroom | Shower Room | Open Plan Reception/Kitchen/Dining Area | Utility Room | 24 Hour Concierge | Heating and Hot Water Included | Communal Garden | Parking on a First Come First Served Basis | Parcel, Dry Cleaning and Key Holding App | Entrance Phone | Passenger Lift

**Winkworth**

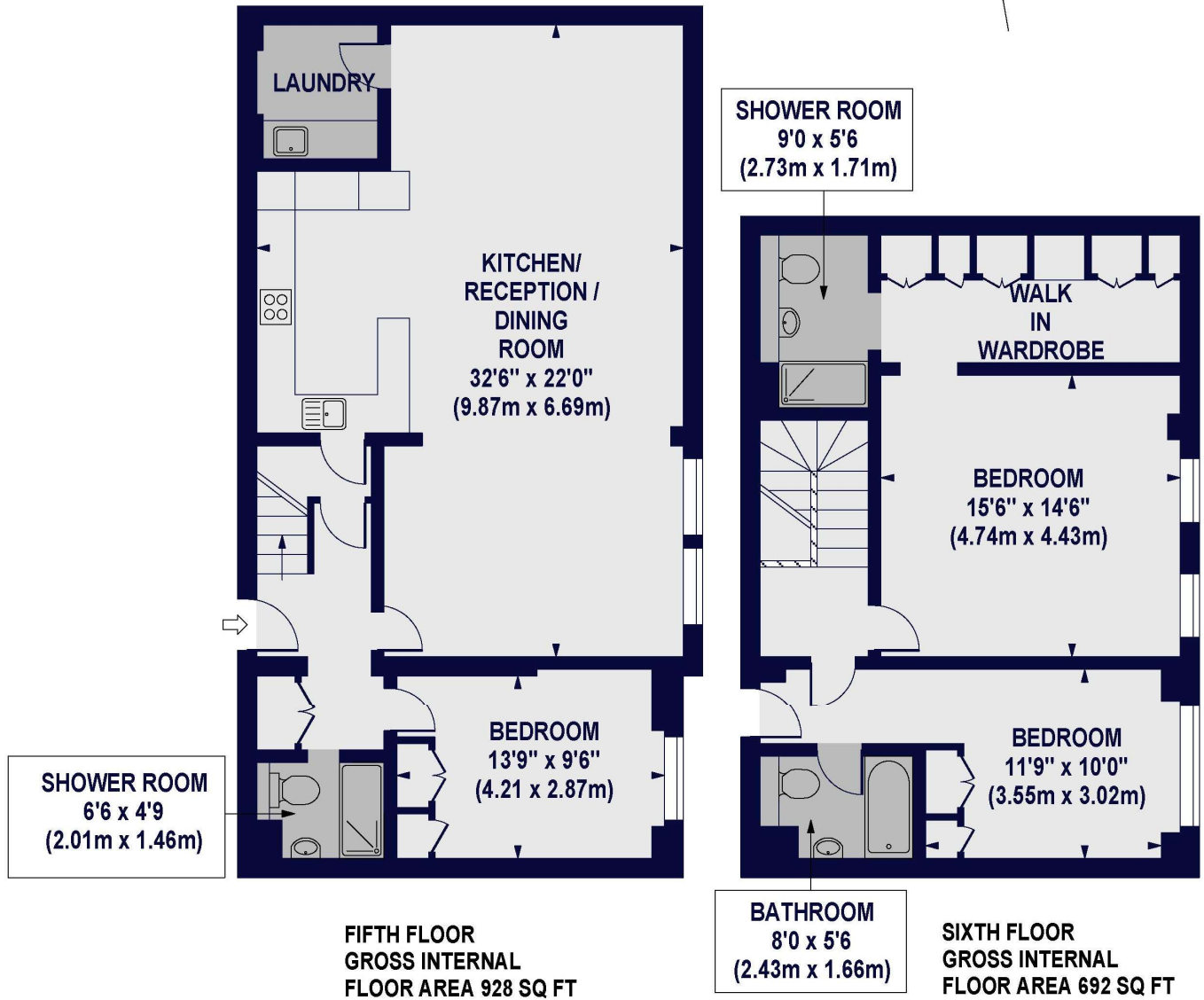
for every step...

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)





**GROVE END GARDENS,  
GROVE END ROAD, NW8 9LU**  
Approx. Gross Internal Floor Area 1620 sq ft. / 150.50 sq.m



For Illustration Purposes Only - Not To Scale. Floor Plan by [www.insightstudio.co.uk](http://www.insightstudio.co.uk) Ref No: 37269  
This floor plan should be used as a general guide for parties only. Any intending purchaser or lessee should satisfy themselves by independent survey, inspection and full enquiry as to the correctness of such information and as to the measurements in relation to the property and should not be used to value a property or to be the basis of any sale or let.

**Winkworth**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £11,100.00

**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:** F

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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

**St John's Wood** | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

**Winkworth**

**for every step...**

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

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.