



## GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £595 PER WEEK FURNISHED, UNFURNISHED

Situated approximately 0.3 miles from St John's Wood High Street and 0.1 miles from the nearest Underground Station (Jubilee line), you will find this bright one bedroom apartment. Located on the fifth floor of Grove End Gardens, this flat benefits from a 24 hour concierge, communal heating and hot water, numerous passenger lifts and use of a well maintained communal garden. Please also note a rolling program of individual flat refurbishments is also in process. Please call for further details.

Bedroom | Bathroom | Reception Room | Kitchen | Passenger Lift | Concierge | Heating and Hot Water Included | Communal Gardens

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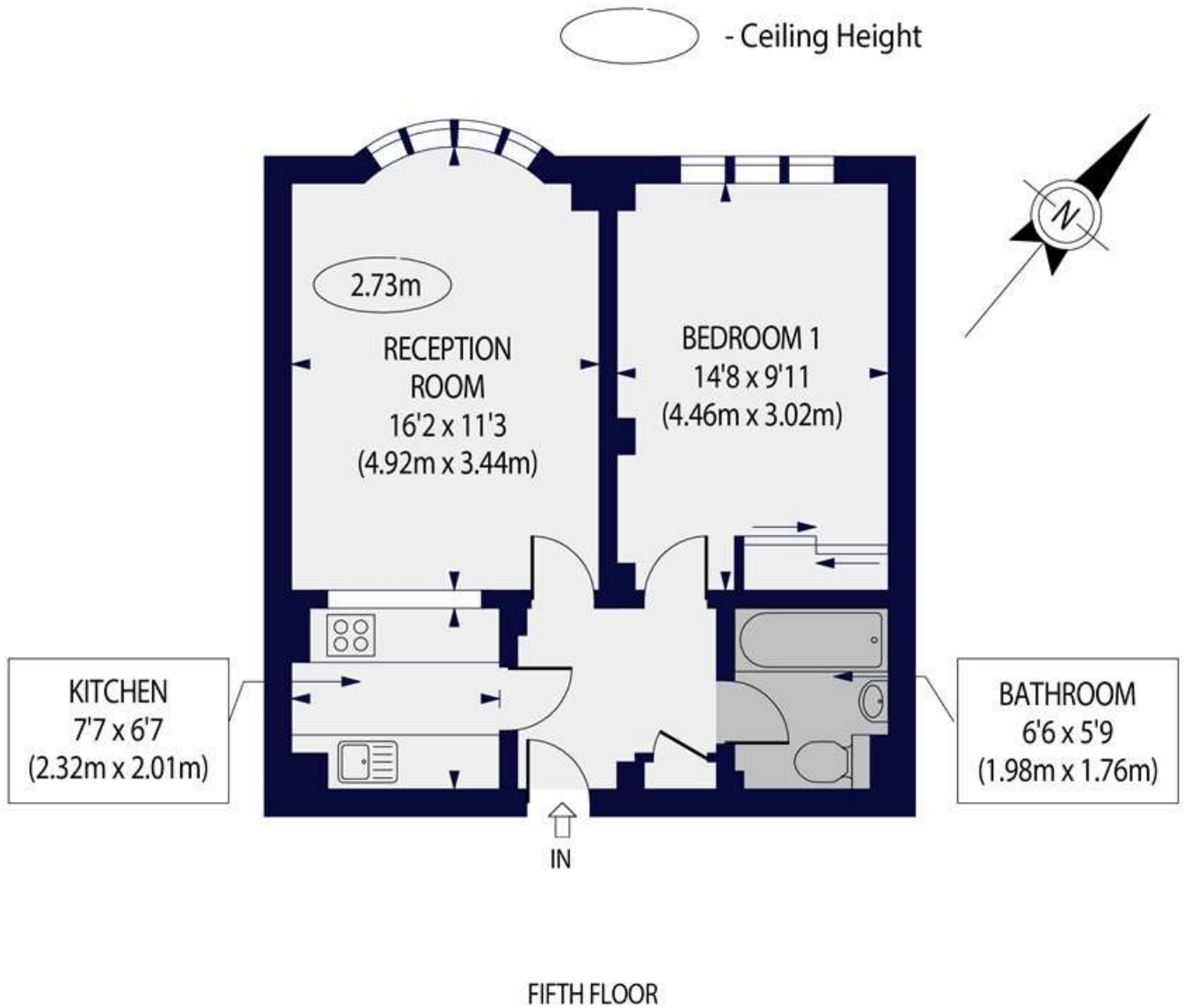
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## GROVE END GARDENS, NW8 9LU

Approx. Gross Internal Floor Area 479 sq ft. / 44.49 sq.m



For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.53878

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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £2,975.00

**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:** D

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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