



## Grove End Gardens, St John's Wood, London, NW8

**£675,000** *Leasehold*



We are delighted to offer for sale this spacious one bedroom apartment (675sq ft) with its own private entrance which leads directly on to a secure, gated communal garden. The property boasts a 22ft x 21ft reception/kitchen area, which could also be used as a dining or office space. This highly sought-after development is less than half a mile away from St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground, with Regent's Park less than one mile away.



**St John's Wood**

020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)



## KEY FEATURES

- Bedroom
- Shower Room
- Open Plan Kitchen/Reception Room
- Private Entrance
- Direct Access to Communal Gardens
- Concierge
- Leasehold



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 29/09/2147 00:00:00

**Service Charge:** £8,842.88 per annum

**Service Charge Note:** Includes heating, hot water and reserve fund contributions.

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** C





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

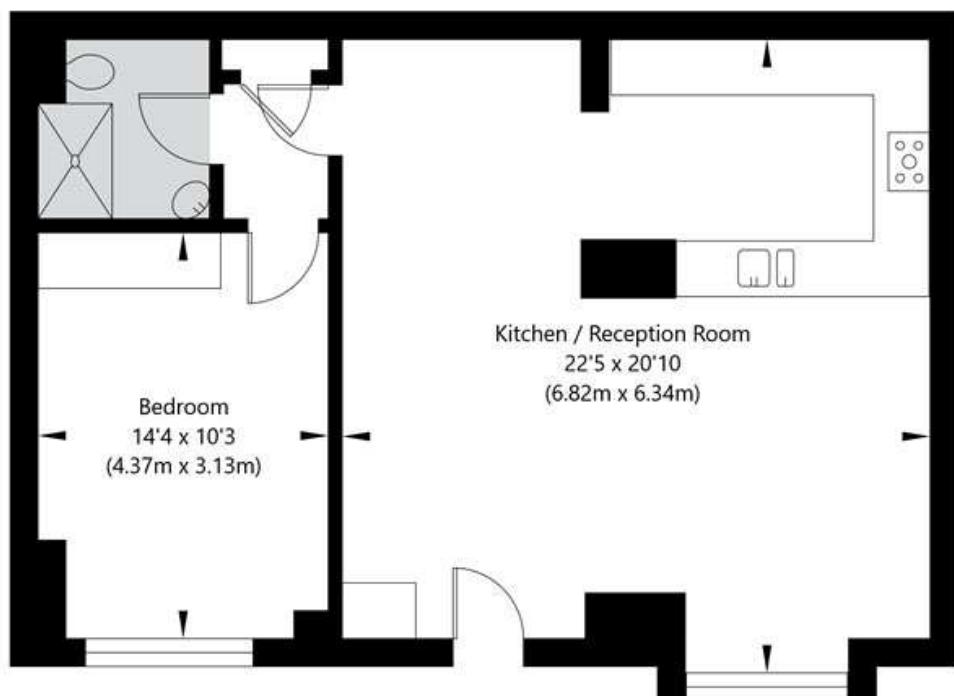
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250307>

## Grove End Gardens, London NW8 9LL

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 62.7 SQ M / 675 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 62.7 SQ M / 675 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.

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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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