



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

£1,250,000 *Leasehold*

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A spacious three-bedroom apartment, with the rare benefit of a modest south-facing balcony and two reception rooms. Located on the fourth-floor of this secure, art-deco development with porterage and communal heating & hotwater. This development is less than half a mile away from St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground, not to mention both Regent's Park and Primrose Hill less than a mile away.



Winkworth St John's Wood

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KEY FEATURES

- Three Bedrooms
- Two Bathrooms
- Reception Room
- Dining Room
- Kitchen
- Entrance Hall
- Guest Cloak Room
- 24 Hour Porter
- Passenger Lifts
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 24/06/2166

Service Charge: £16,631.94 per annum

Service Charge Note: Includes Reserve Fund Contribution of £6,867 per annum & Hot water

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





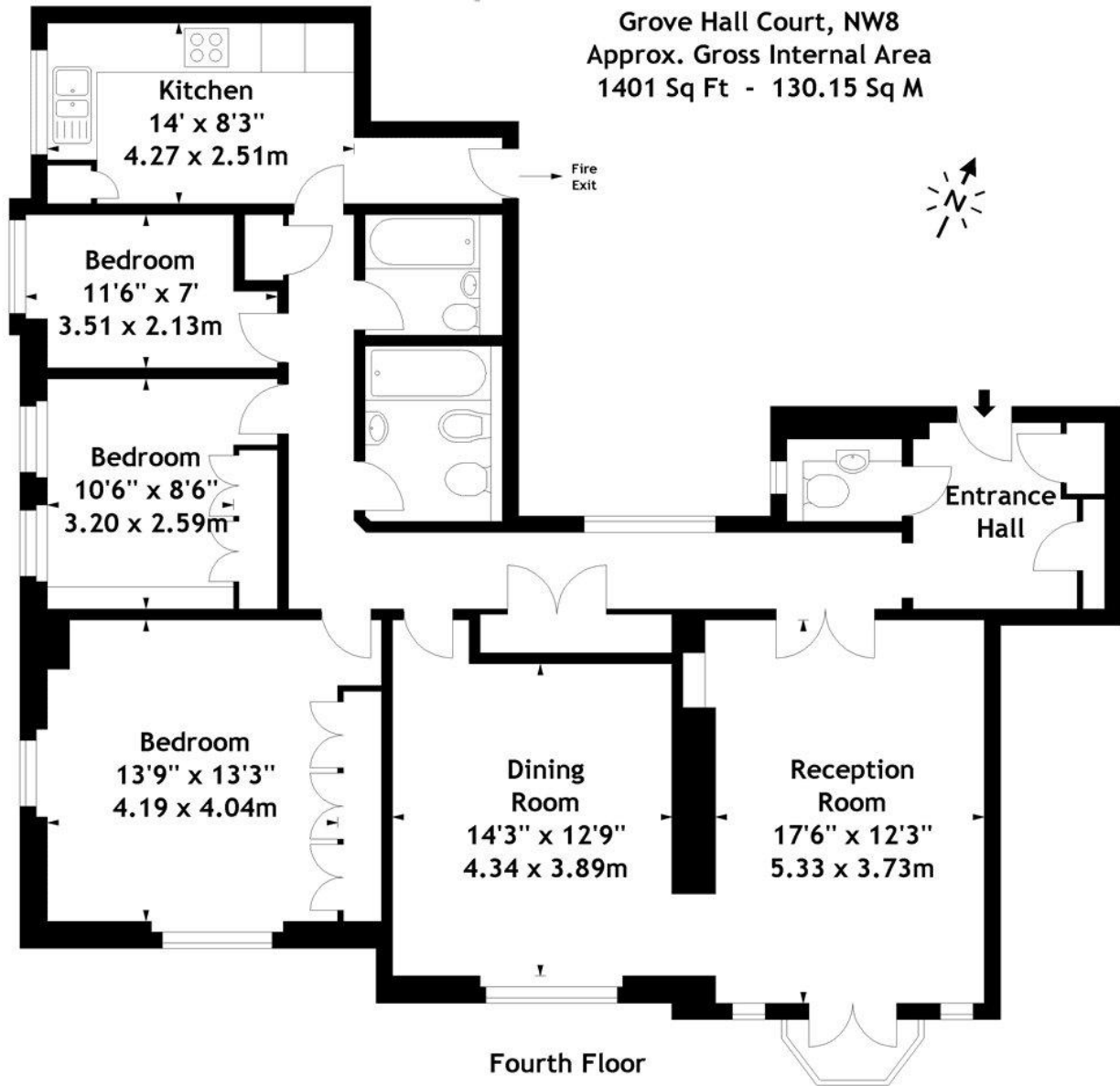
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SJD250176>

Grove Hall Court, NW8
Approx. Gross Internal Area
1401 Sq Ft - 130.15 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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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