



## GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £2,500 PER MONTH FURNISHED

We are delighted to offer this spacious one bedroom apartment (675sq ft) with its own private entrance which leads directly on to a secure, west facing 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.

Double Bedroom | Shower Room | Open Plan Kitchen | Reception Room | Private Entrance | Direct Access to Communal Gardens | Concierge

**Winkworth**

for every step...

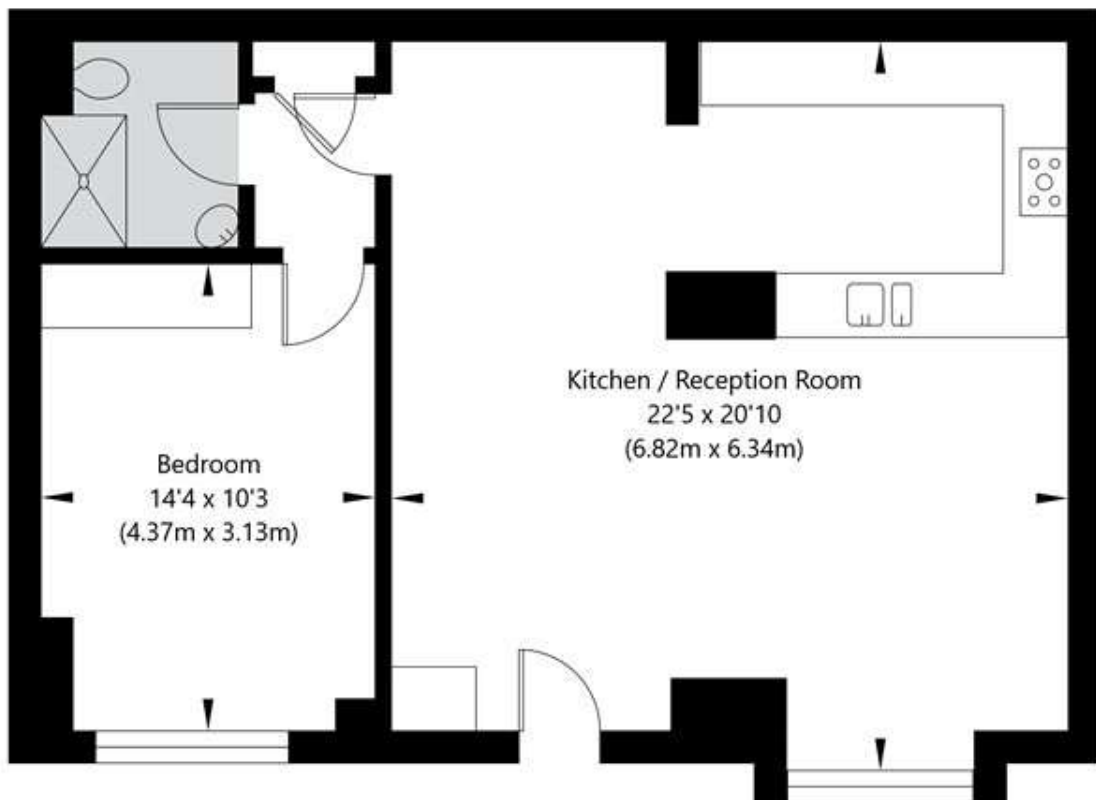
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## Grove End Gardens, London NW8 9LL

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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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		

**Tenancy Deposit:** £2,884.62

**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:** E

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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**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)

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