



GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £1,295 PER WEEK FURNISHED, UNFURNISHED

A newly refurbished and contemporary first floor flat offering stylish family living and set in this well regarded mansion block. This three bedroom two bathroom (one-ensuite) apartment benefits from communal hot water and private residents garden. Grove End Gardens located approximately 0.4 miles from St John's Wood High Street and 0.1 miles from St John's Wood Underground Station (Jubilee line). Please also note a rolling program of individual flat refurbishments is also in process. Please call for further details.

Principal Bedroom with En-Suite | Two Further Bedrooms | Family Bathroom | Open Plan Kitchen/Reception Room | Communal Hot Water | 24 Hour Concierge | Communal Gardens | Passenger Lift

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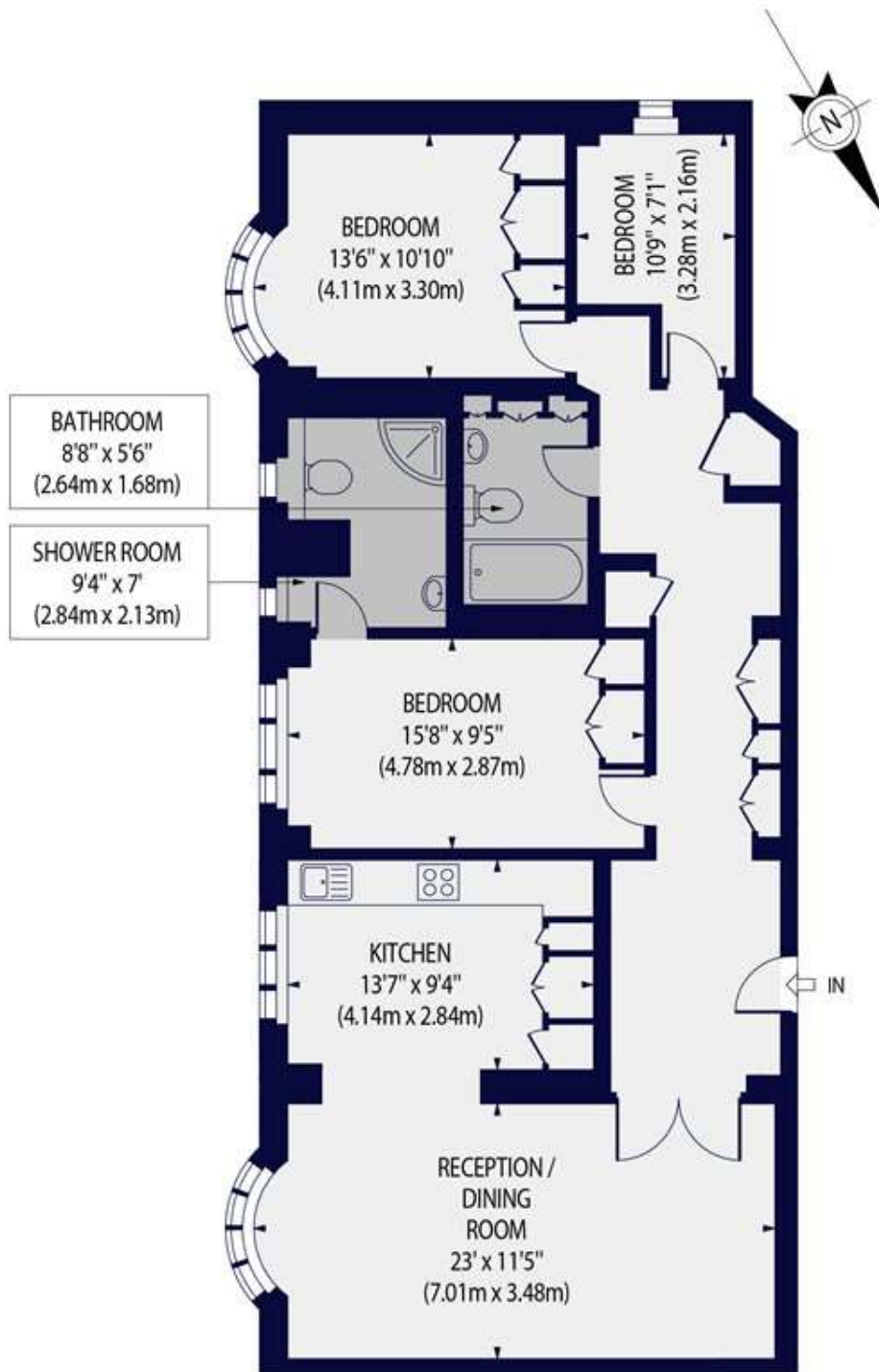
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GROVE END GARDENS, NW8 9LP

Approx. Gross Internal Floor Area 1171 sq ft. / 108.78 sq.m



FIRST FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.53588
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		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £7,770.00

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: G

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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