



## GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £625 PER WEEK FURNISHED

A well presented one bedroom raised ground floor flat in this purpose built block with 24 hour concierge, communal heating and hot water and a communal garden. The apartment is well situated within 0.6 miles of St John's Wood Underground Station (Jubilee line), the shops and restaurants of St John's Wood High Street and buses to Camden Market, Regent's Park and Baker Street. Please also note a rolling program of individual flat refurbishments is also in process. Please call for further details.

Bedroom | Bathroom | Reception Room | Kitchen | 24 Hour Concierge | Communal Heating & Hot Water | Communal Garden | Parking on a First Come First Served Basis | Parcel, Dry Cleaning and Key Holding App | Bike Storage | Passenger Lift | Entrance Phone

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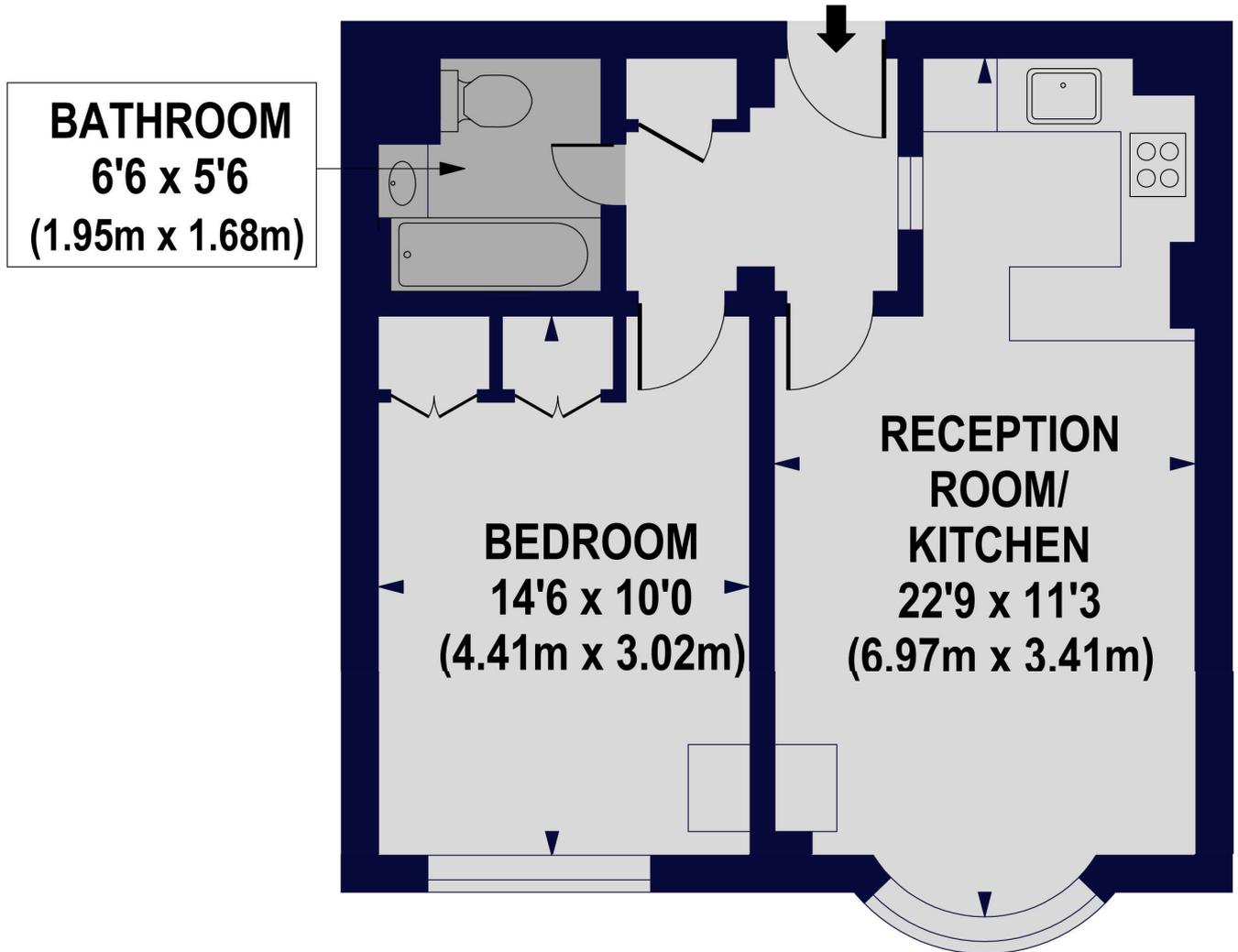
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**GROVE END GARDENS, NW8**  
Approx. Gross Internal Floor Area 463 sq ft. / 43.03 sq.m



**GROUND FLOOR**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.32706  
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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £3,125.00

**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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