



**GROVE END ROAD, ST JOHN'S WOOD, LONDON, NW8 £1,350,000  
SHARE OF FREEHOLD**

A rare opportunity to purchase this wonderful two double bedroom garden maisonette with two en-suite bathrooms, a guest WC, fitted wardrobes to each bedroom and a private parking space. The property is in good decorative order throughout, with a recently revarnished herringbone oak wooden floor and a spacious reception and dining area, which both lead on to a south-facing private patio area. There is a bespoke fitted storage unit with hanging space in the hallway, as well as a storage cupboard accessed from outside the property. The property is less than 50 metres away from St John's Wood Underground Station (Jubilee Line) and 100 metres away from the newly landscaped high street, with its rich selection of restaurants, cafés and boutique shopping facilities, not to mention both Regent's Park and Lord's Cricket Ground less than half a mile away.

Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

Two Bedrooms | Two En-Suites | Reception Room | Eat-in Kitchen | Guest WC | Patio Garden | Private Parking Space | Share of Freehold

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# Grove End Road, London NW8 9ND

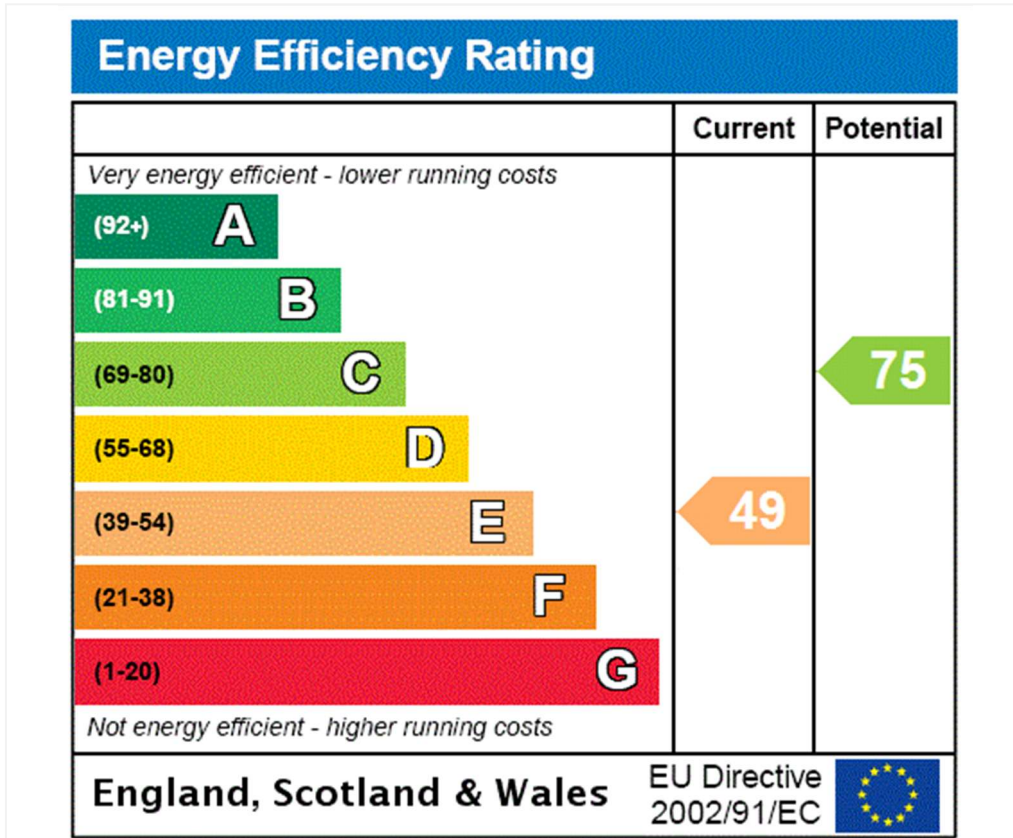
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 113.19 SQ M / 1218 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 113.19 SQ M / 1218 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold

**Term:** Expires - 03/06/3012

**Service Charge:** £3,013.45 per annum

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

**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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