



GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £595 PER WEEK FURNISHED, UNFURNISHED

Situated approximately 0.3 miles from St John's Wood High Street and 0.1 miles from the nearest Underground Station (Jubilee line), you will find this bright one bedroom apartment which has just been subject to a recent refurbishment. Located on the second floor of Grove End Gardens, this flat benefits from a 24 hour concierge, communal heating and hot water, numerous passenger lifts and use of a well maintained communal garden. Please note a programme of external repairs is in progress which will involve a phased programme of scaffolding being erected to the building. Please also note a rolling program of individual flat refurbishments is also in process. Please call for further details.

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

Winkworth

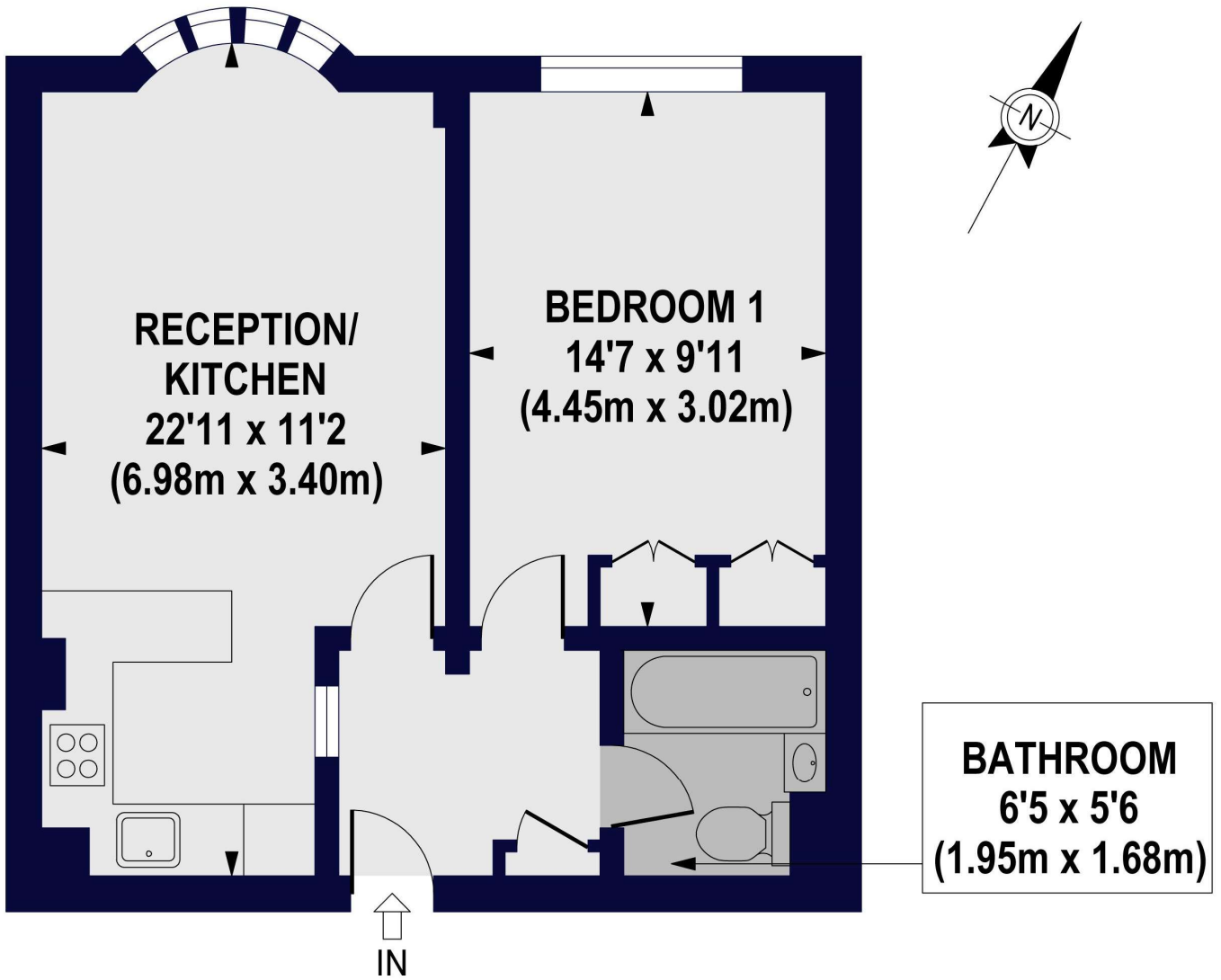
for every step...

winkworth.co.uk/st-johns-wood



**GROVE END GARDENS,
GROVE END ROAD, NW8 9LR**

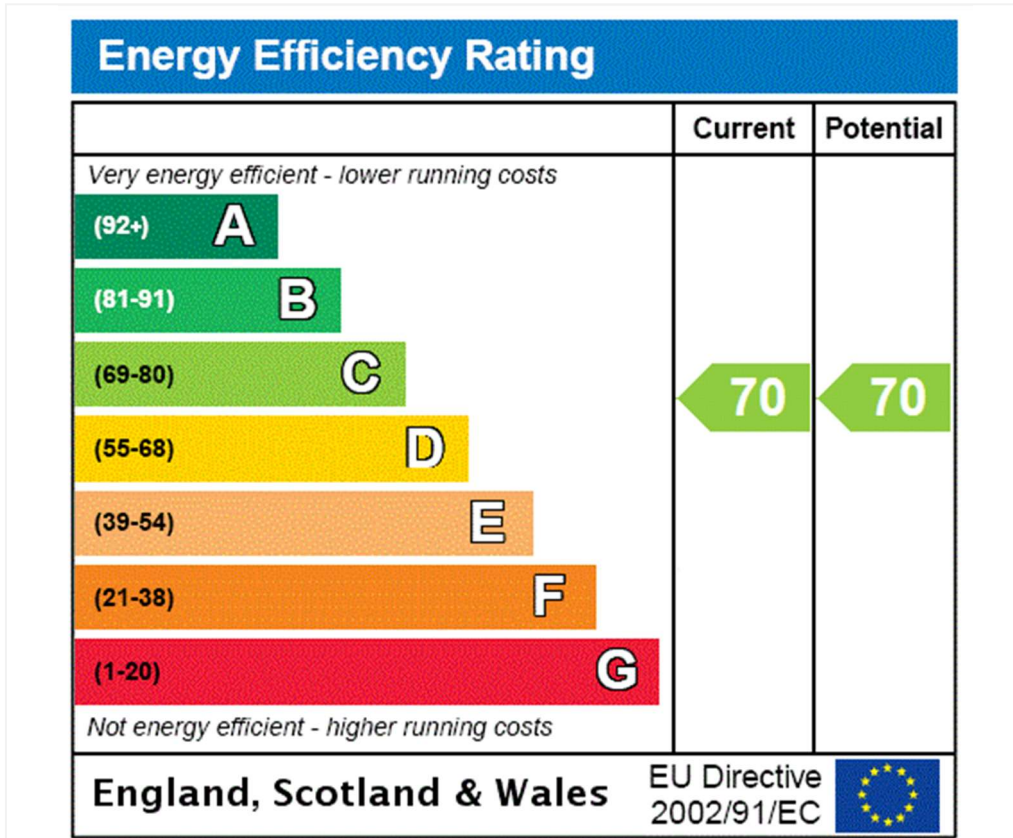
Approx. Gross Internal Floor Area 470 sq ft. / 44 sq.m



SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.40040
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.

Winkworth



Tenancy Deposit: £2,975.00

Holding Deposit: 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested



St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |

for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.