



GROVE END GARDENS, ST JOHN'S WOOD, LONDON, NW8 £1,150,000 LEASEHOLD

We are pleased to offer for sale this spacious two double bedroom, two bathroom apartment, which has the rare addition of air-conditioning to the living room as well as the provision for A/C in the master bedroom. The property is in good condition and offers bespoke fitted storage throughout as well as being fully double glazed. Further benefits include an eat-in kitchen with Quooker tap, Casambi lighting and pre-installed speaker cables in every room. This secure, portered development is ideally located 0.1 miles away from St John's Wood High Street and Underground Station (Jubilee Line), with both Regent's Park and Lord's Cricket Ground less than 0.5 miles away.

Two Double Bedrooms | Family Bathroom | Reception Room | Eat-In Kitchen with Quooker Tap | Guest Shower Room | Air-Conditioning | Double Glazed | Communal Garden | Communal Heating and Hot Water | 24 Hour Portering | Passenger Lift

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[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)



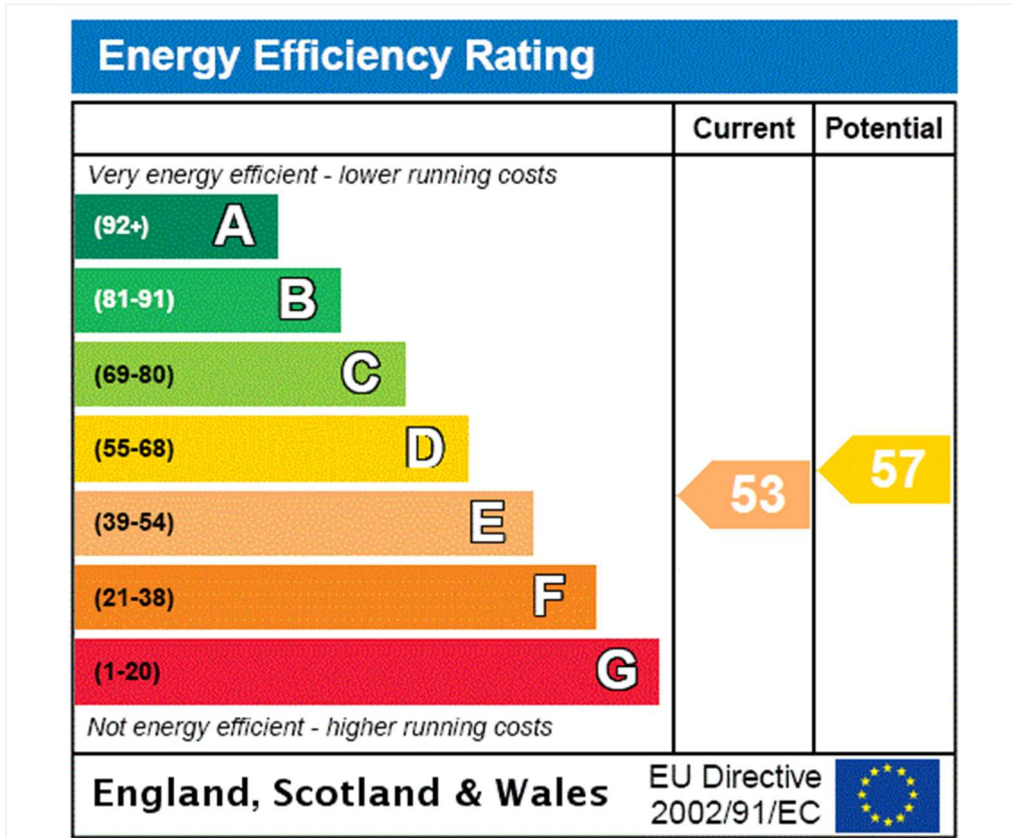
Grove End Road, London NW8 9LT

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 84.18 SQ M / 906 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 84.18 SQ M / 906 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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Tenure: Leasehold

Term: Expires - 29/09/2147

Service Charge: £12,548.3 per annum

Council Tax Band: F

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 |



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