



GRACE HOUSE, LODGE ROAD,
St John's Wood NW8



A BRIGHT, WELL-PRESENTED ONE-BEDROOM APARTMENT

Set in a prime location in Grace House, NW8.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, with approximately 125 years remaining

Service charge: Service Charge £3,445.58 per annum + Reserve Fund £1,200 per annum*

Asking Price: £695,000



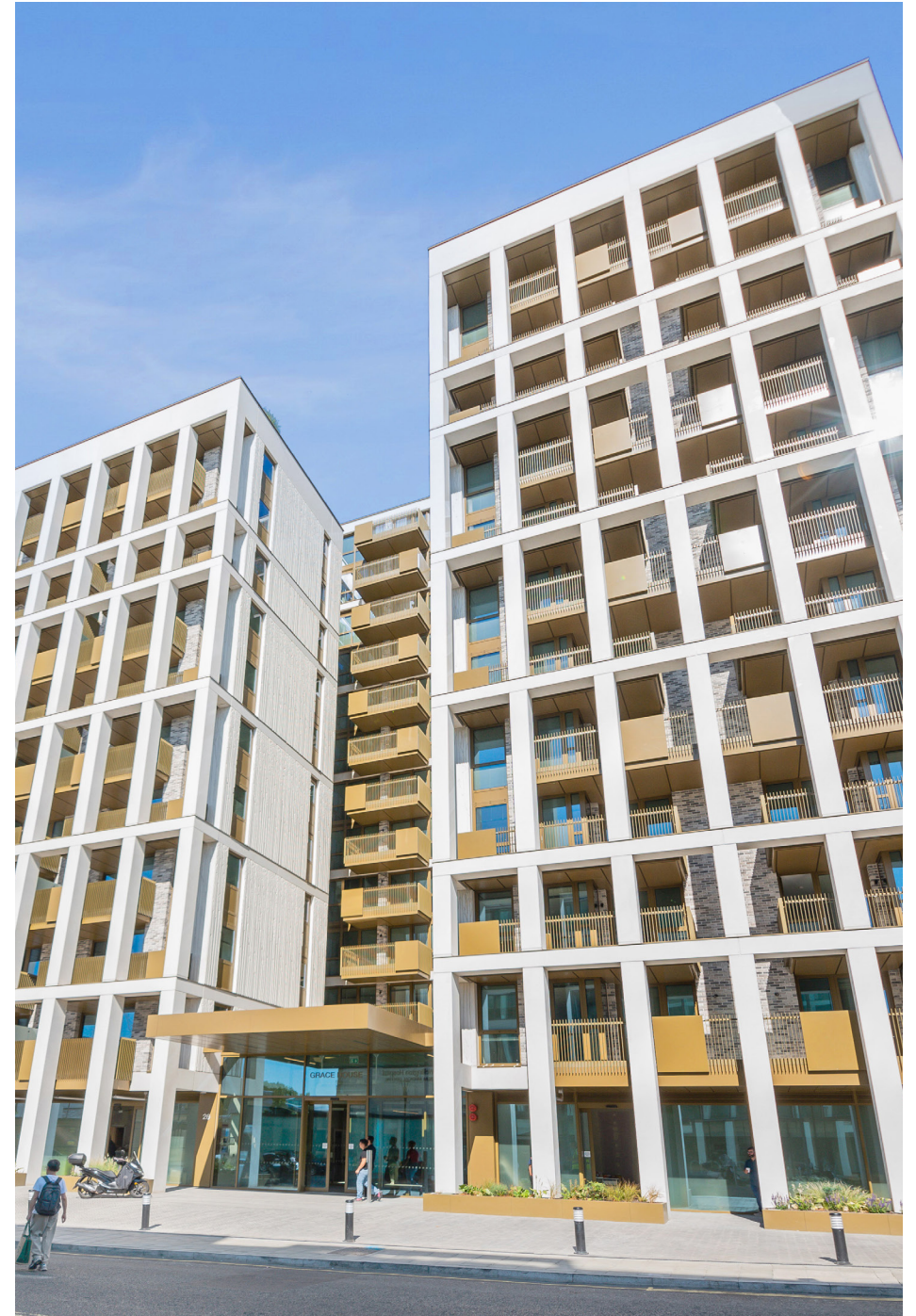
GRACE HOUSE, LODGE ROAD, ST JOHN'S WOOD NW8

The property consists of a stylish open-plan kitchen and reception area, filled with natural light and opening on to a private balcony. The double bedroom is complemented by a contemporary shower room, with modern finishes throughout. Grace House is a brand-new housing development offering first-class accommodation in London's sought-after St John's Wood NW8.

The building has been designed to a high standard in close collaboration with former and current residents. From the finishes and fittings to its communal landscaping, residents have access to an exclusive roof terrace garden on the 13th floor with panoramic views across Central London.

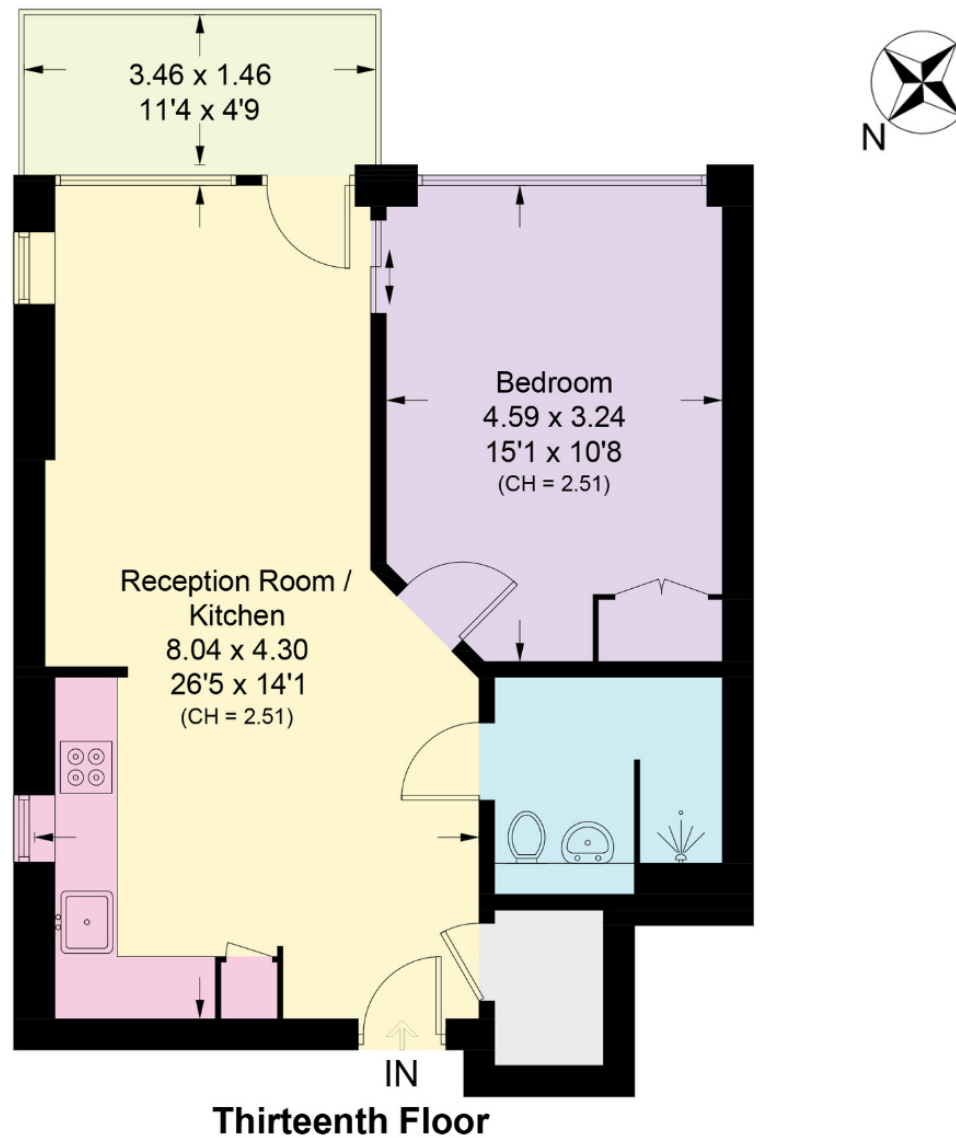
*Includes some CGI images for reference only.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.









(Including Limited Use Area 0.3 sq m / 3 sq ft)
 Approximate Gross Internal Area = 51.5 sq m / 554 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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