



GRACE HOUSE, LODGE ROAD,

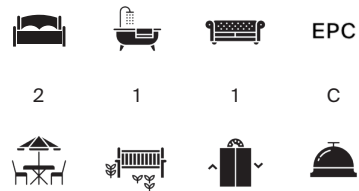
St John's Wood NW8





# A BRIGHT, TWO BEDROOM APARTMENT

This bright, beautifully presented two bedroom apartment features a wrap-around terrace in Grace House, NWS, offers stylish living in a prime location.



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: £895,000





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

The property features a spacious open plan kitchen and reception area, flooded with natural light and extending seamlessly on to a large wrap-around terrace with fantastic views. Both bedrooms are well-proportioned with ample storage and a shower room. 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.



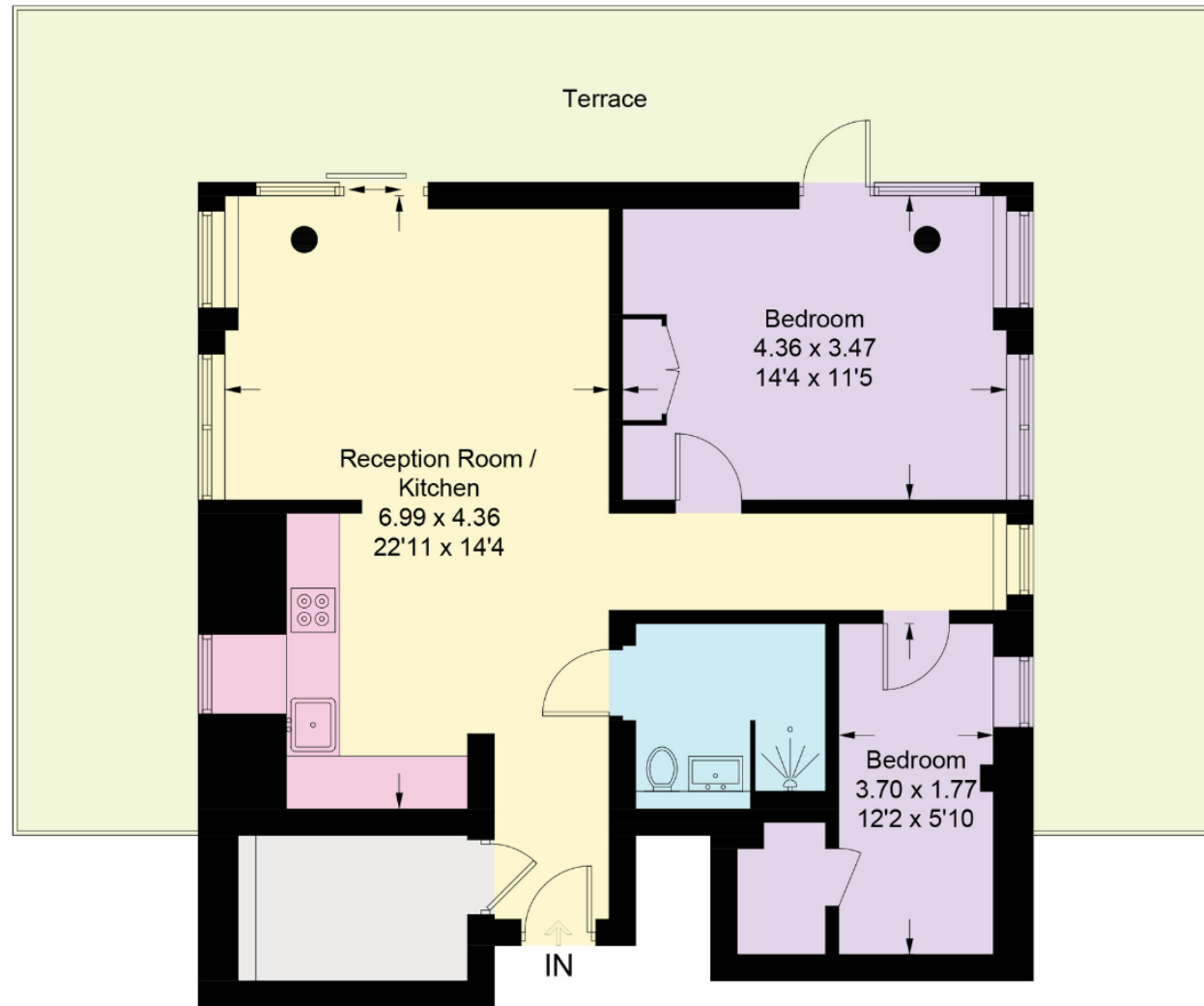












## Twelfth Floor

Approximate Gross Internal Area = 69.8 sq m / 751 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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