



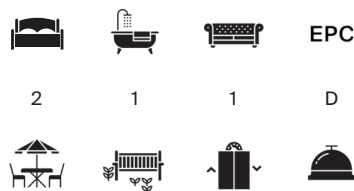
GROVE END HOUSE, GROVE END ROAD

St John's Wood NW8



A BEAUTIFULLY PRESENTED TOP (EIGHTH) FLOOR APARTMENT

Situated within this popular purpose-built block located on Grove End Road NW8. This delightful two bedroom apartment features a private terrace with stunning south-west-facing views. Other benefits include passenger lifts, portage and attractive communal gardens.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold with approximately 129 years remaining

Ground rent: A peppercorn, if demanded.

Service charge: £5,185 per annum (paid half-yearly), reviewed biannually. The next review date is December 2025.

Asking Price: £800,000



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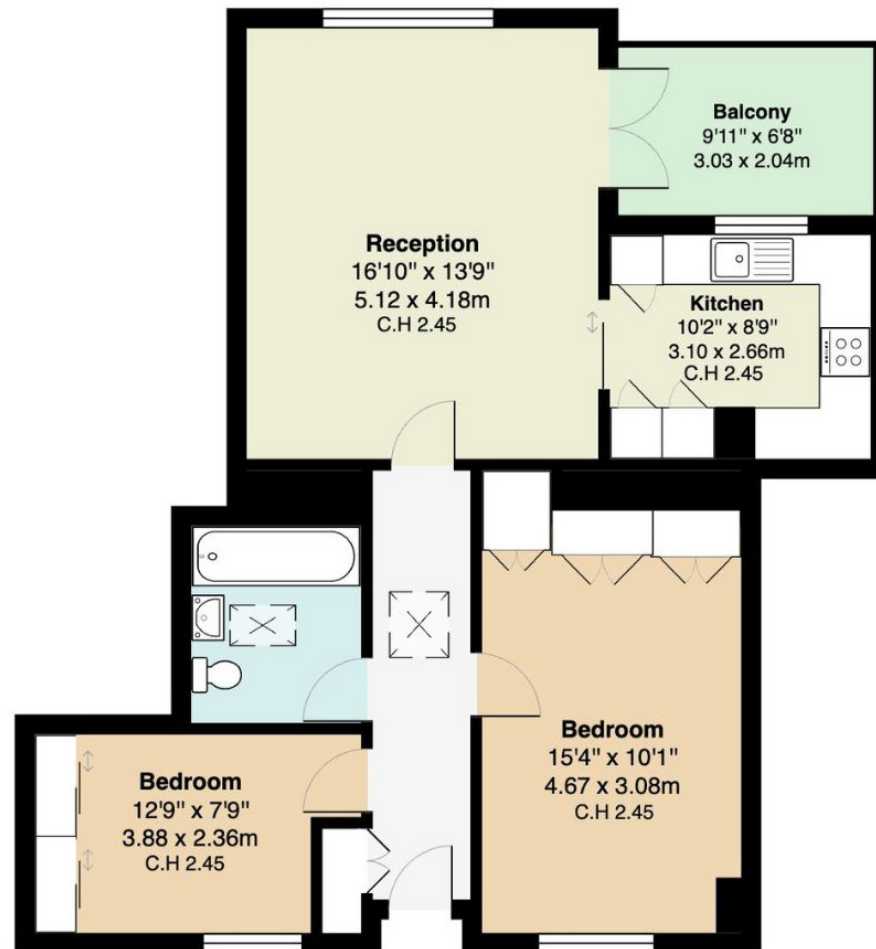
The kitchen has heat-resistant quartz countertops, Schuller cupboards, a steam oven and a warming drawer. The principal bedroom has a double-depth fitted wardrobe (on the left), and the bathroom features a stunning skylight that offers plenty of natural light. Smart heating is connected using TADO.

Grove End House is a popular purpose-built portered block with secure entry located on Grove End Road, which continues the world-famous Abbey Road. The American School in Loudoun Road is very popular, with many executives relocating to London with their families. It is near the green spaces of Regent's Park, Primrose Hill, and Lord's Cricket Ground. Both Maida Vale (Bakerloo Line) and St John's Wood (Jubilee Line) Underground Stations are 0.5 miles away, providing access to Central London, Waterloo, Canary Wharf and beyond.









8th floor

Approximate Gross Internal Area = 69 sq m / 743 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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