



**Bright and Spacious Refurbished Flat in Prime St John's Wood Location**

A beautifully refurbished, west-facing sixth-floor flat, offering bright and spacious living in a sought-after mansion block. The building features a passenger lift and 24-hour concierge service, ensuring convenience and security. Ideally situated close to St John's Wood High Street and the Underground Station (Jubilee Line), this property offers excellent transport links and local amenities.

Please note: A rolling program of individual flat refurbishments is currently underway.

Contact us today for more details or to arrange a viewing!

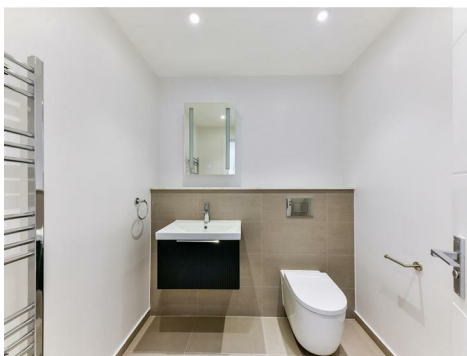
**Grove End Road**

**NW8 9LX**

**£695 Per Week**

**Subject to Contract**

# FOXGREGORY



Grove End Gardens, Grove End Road, London, NW8

Approximate Gross Internal Floor Area = 56.3 sq m / 607 sq ft

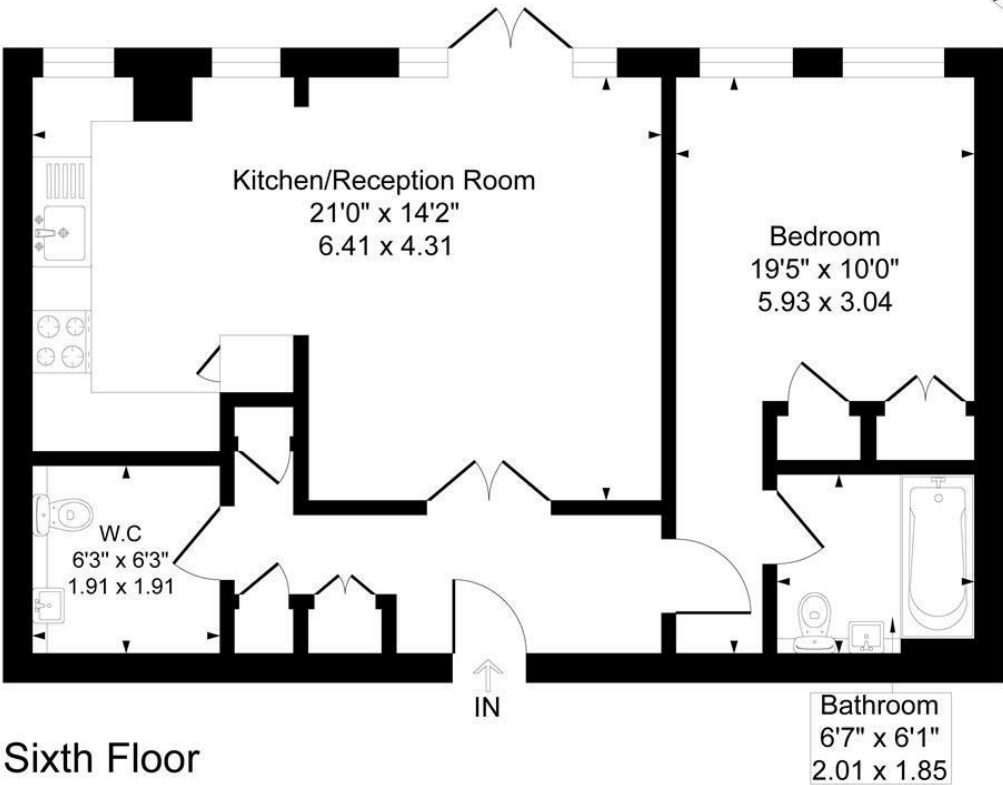
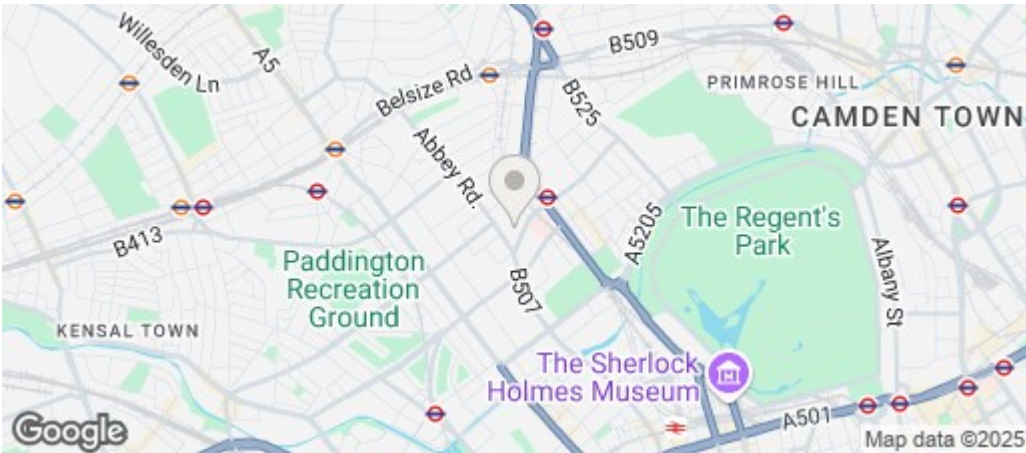


Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |