



Newly refurbished two-bedroom, two-bathroom apartment set on the sixth floor of a prestigious portered block in the heart of St John's Wood. Finished to a high standard, this stylish flat combines modern comfort with classic charm in one of London's most desirable neighbourhoods.

Located in Grove End Gardens, the building boasts 24-hour concierge service, lift access, and beautifully maintained communal areas. The apartment offers generous living space, sleek interiors, and an abundance of natural light throughout.

?? Key Features:

Spacious reception room with a bright, contemporary feel

Two well-proportioned bedrooms and two modern bathrooms

Smart separate kitchen with integrated appliances

Heating and hot water included in the rent

24-hour concierge & secure entry

Moments from St John's Wood High Street, Jubilee Line, and Regent's Park

?? Available from Early June 2025

?? Council Tax Band: F

?? Local Authority: Westminster

? EPC Rating: C

An outstanding home for professionals or sharers seeking both convenience and lifestyle.

Grove End Road

NW8 9LX

£875 Per Week

Subject to Contract

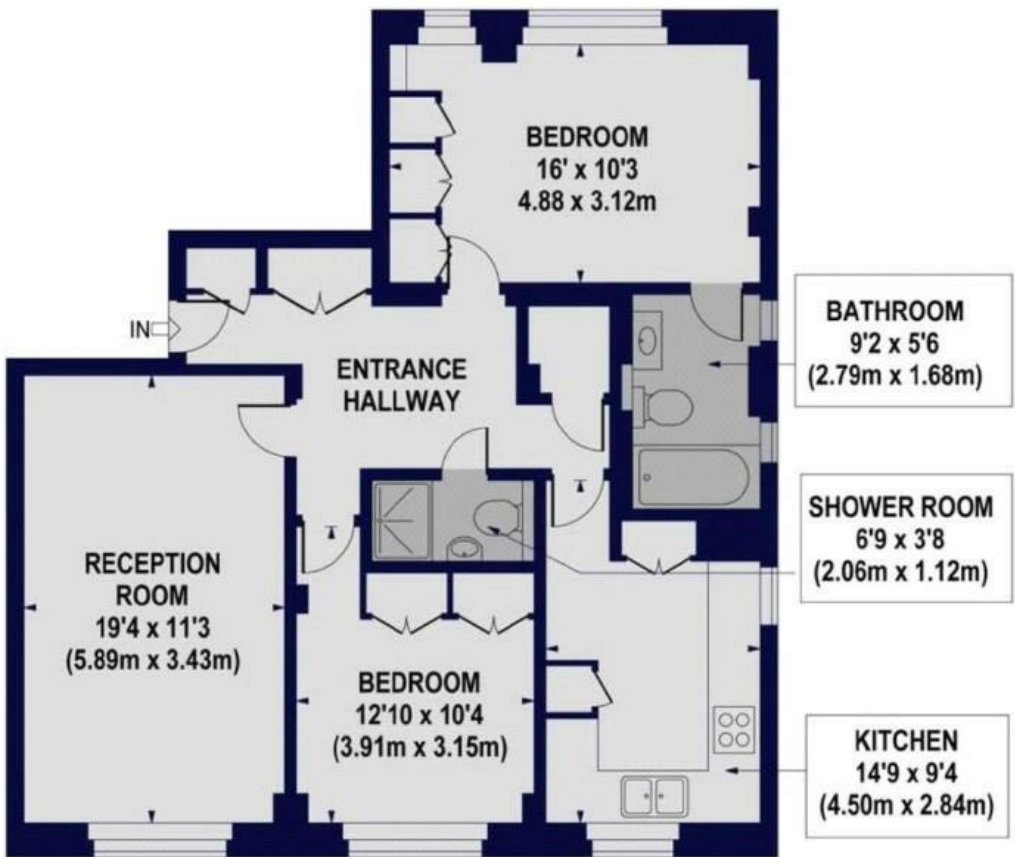
FOXGREGORY



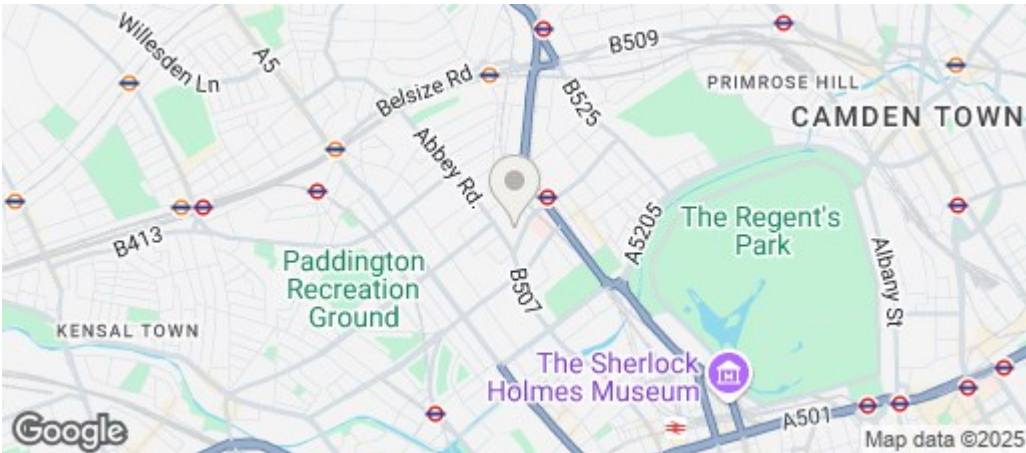
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GROVE END GARDENS, NW8
Approx. Gross Internal Floor Area 887 sq ft. / 82.40 sq.m



SIXTH FLOOR



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