



**One-Bedroom Studio Apartment with Private Entrance –  
St John's Wood.**

Set within a well-presented development with 24-hour concierge and landscaped communal gardens, this ground floor apartment is just a short walk (0.2 miles) from St John's Wood Underground Station.

The flat offers a bright and generously sized reception with wooden flooring, a sleek open-plan kitchen, and a modern bathroom. A private entrance adds to the appeal.

Heating and hot water are included within the rent.

Council Tax Band: E

Local Authority: City of Westminster

102-104 Allitsen Road, London NW8 7AY

020 7586 1500

[www.foxgregory.co.uk](http://www.foxgregory.co.uk)

Director: Grant Fox

Fox Gregory Ltd company No: 02685554 Registered in England & Wales at Northside House, Mount Pleasant, Barent EN4 9E

**Grove End Road**

**NW8 9LL**

**£525 Per Week**

**Subject to Contract**

# FOXGREGORY



## Grove End Gardens, Grove End Road, St John's Wood, London, NW8

Approximate Gross Internal Floor Area = 43.2 sq m / 465 sq ft

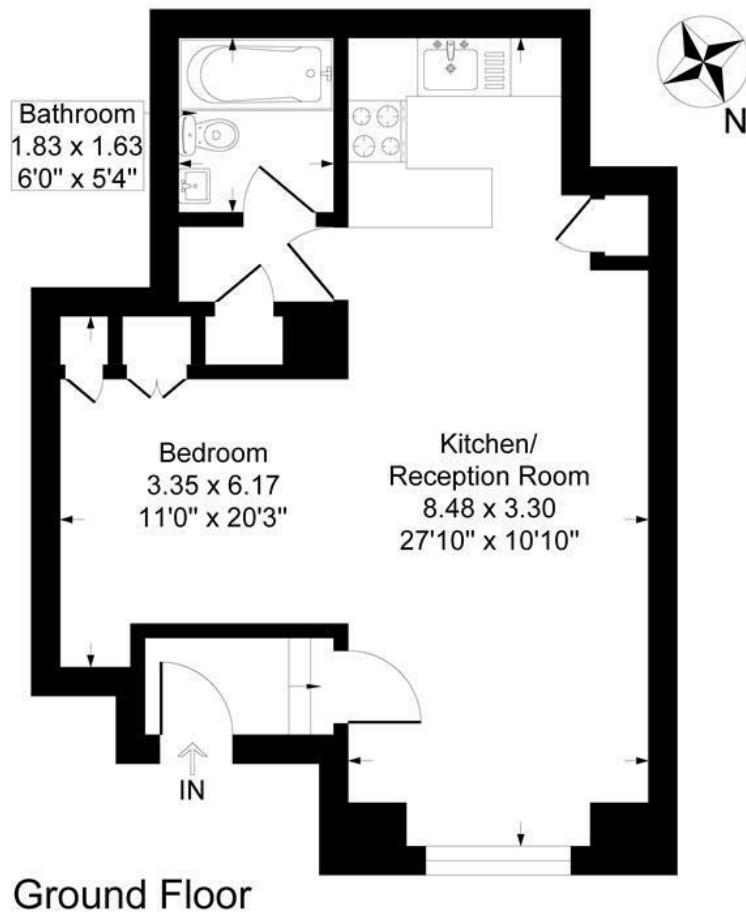
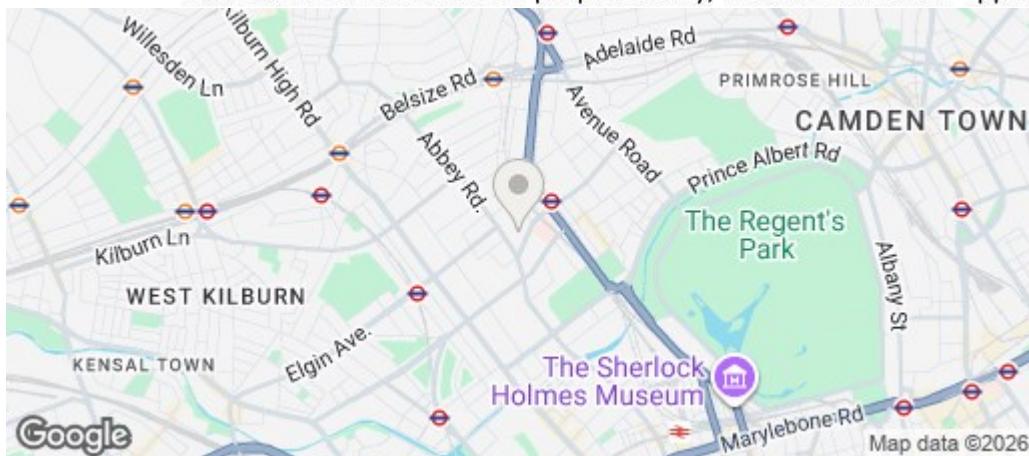


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) 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