



Hall Road, St John's Wood, NW8 £700,000 Subject to contract

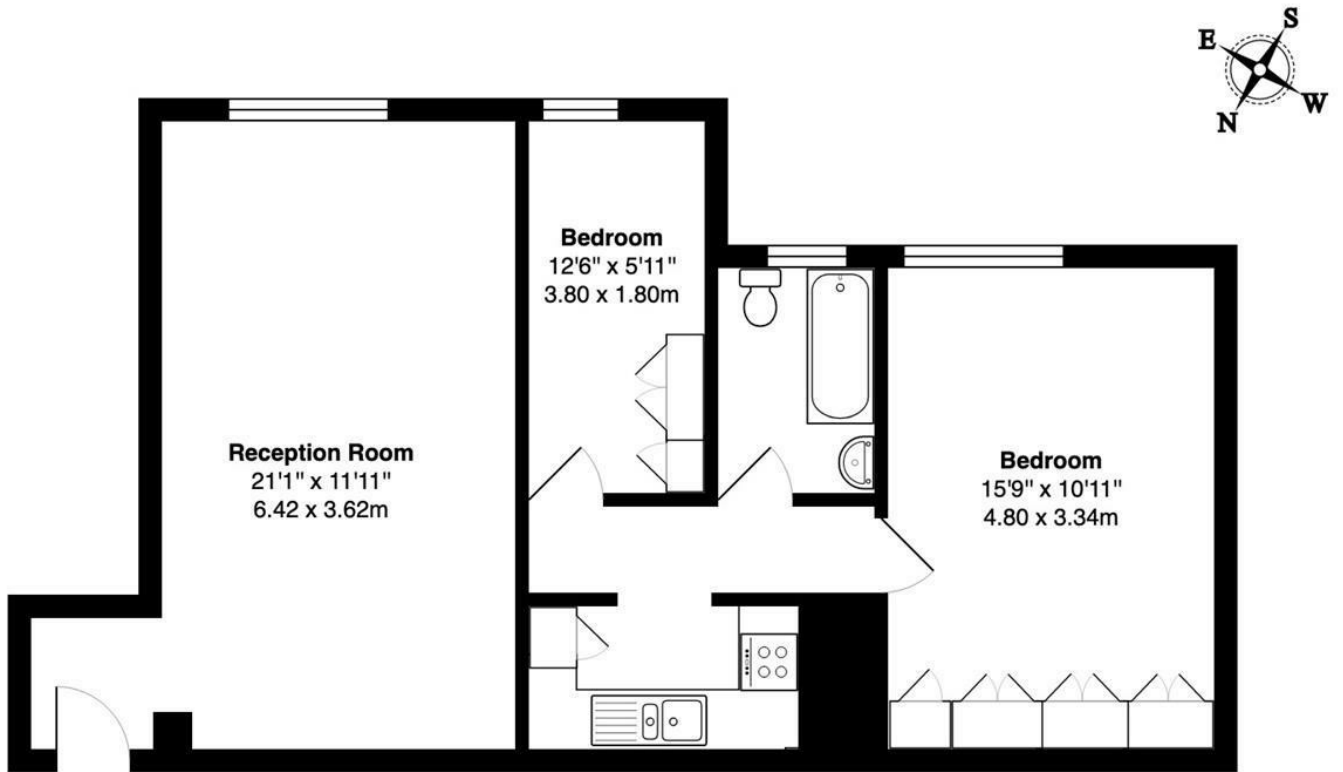
We are delighted to bring to the market this well-presented apartment situated within this ever-popular portered purpose block in the heart of St Johns Wood.

The apartment (circa 664 sq ft / 61.7 sq m) is offered in excellent condition and offers a light and spacious reception with views over the communal garden, a separate fitted kitchen, a three-piece bathroom with shower and two bedrooms.

Grove Hall Court is located within easy access to St. John's Wood High Street and tube station (Jubilee line). It is also close to all the other local amenities of Abbey Road and Maida Vale.







Ground Floor

Grove Hall Court, NW8

Total Gross Area: 664 ft² ... 61.7 m²

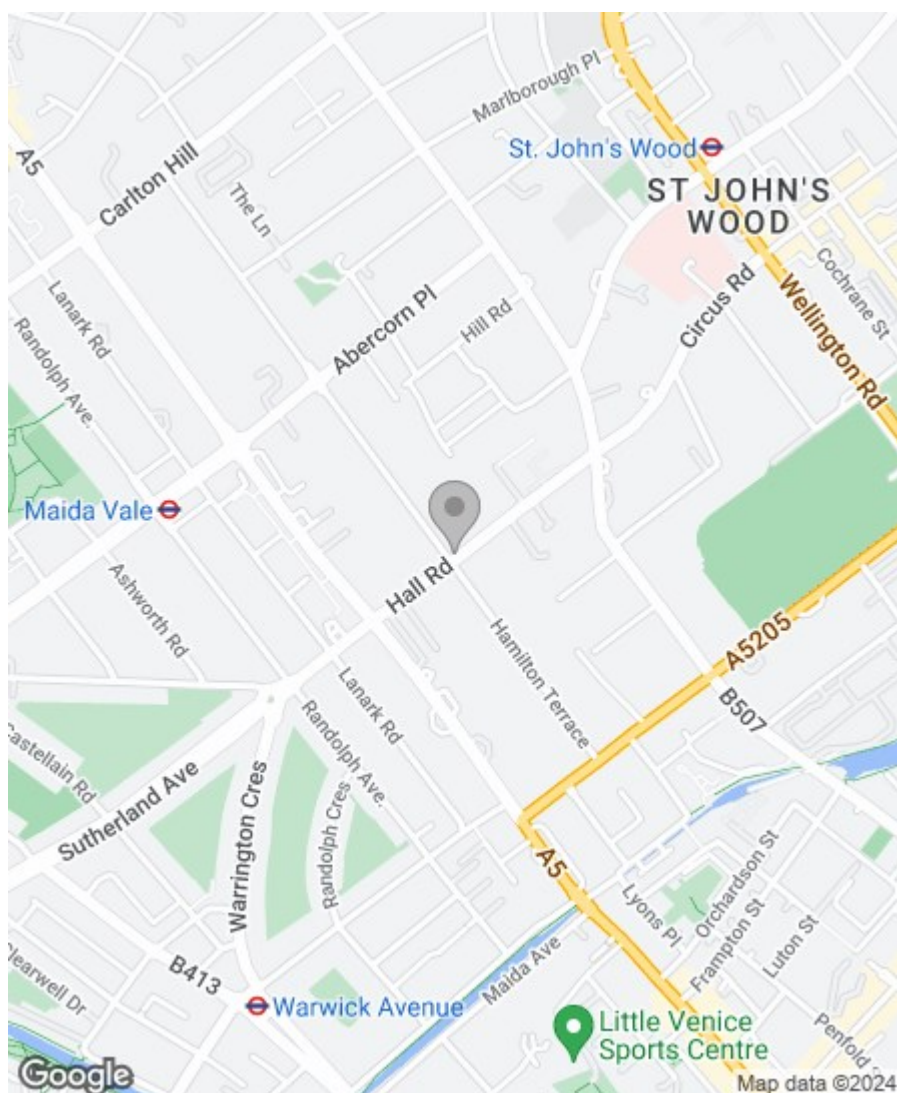
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	St John's Wood, NW8
Price	Asking Price £700,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	TBC
Service Charge	Approx £4,000 per annum
Term	Leasehold - Approx 144 Years Remaining

Key Features

- 2 Bedrooms
- Communal Heating and Hot Water
- Portered Block
- Double Glazing
- Great Location
- Close To Transport Links
- Close to St Johns Wood High Street



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

