



## Greville Place, St Johns Wood £3,150 Per Month Unfurnished

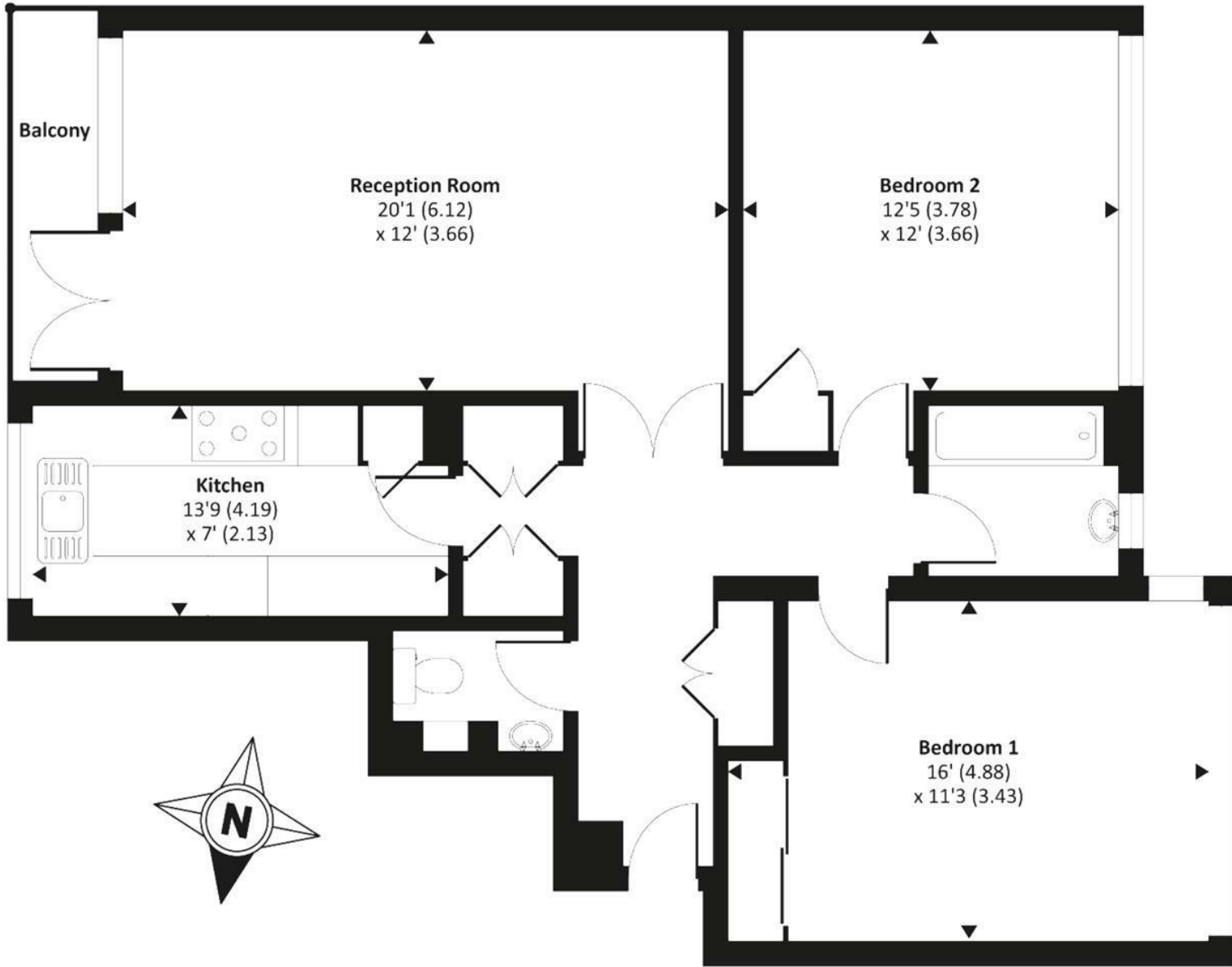
Recently completing an extensive refurbishment to an impeccable standard, this spacious apartment (approximately 912 sq ft / 84.7 sq m) presents an exceptional living opportunity, ideally situated just moments away from the vibrant shops, cafes, and restaurants on Boundary and Abbey Road.

Occupying a prime position on the first floor, this delightful residence boasts a luminous reception room with pristine wooden floors and offers direct access to a private balcony overlooking the rear communal gardens. The modern, well-appointed kitchen is a true highlight, exuding elegance and functionality. Two generously proportioned double bedrooms provide ample space, and the luxurious bathroom and guest cloakroom further accentuate the apartment's appeal.

Benefiting from a passenger lift for added convenience, residents also have access to the communal garden.







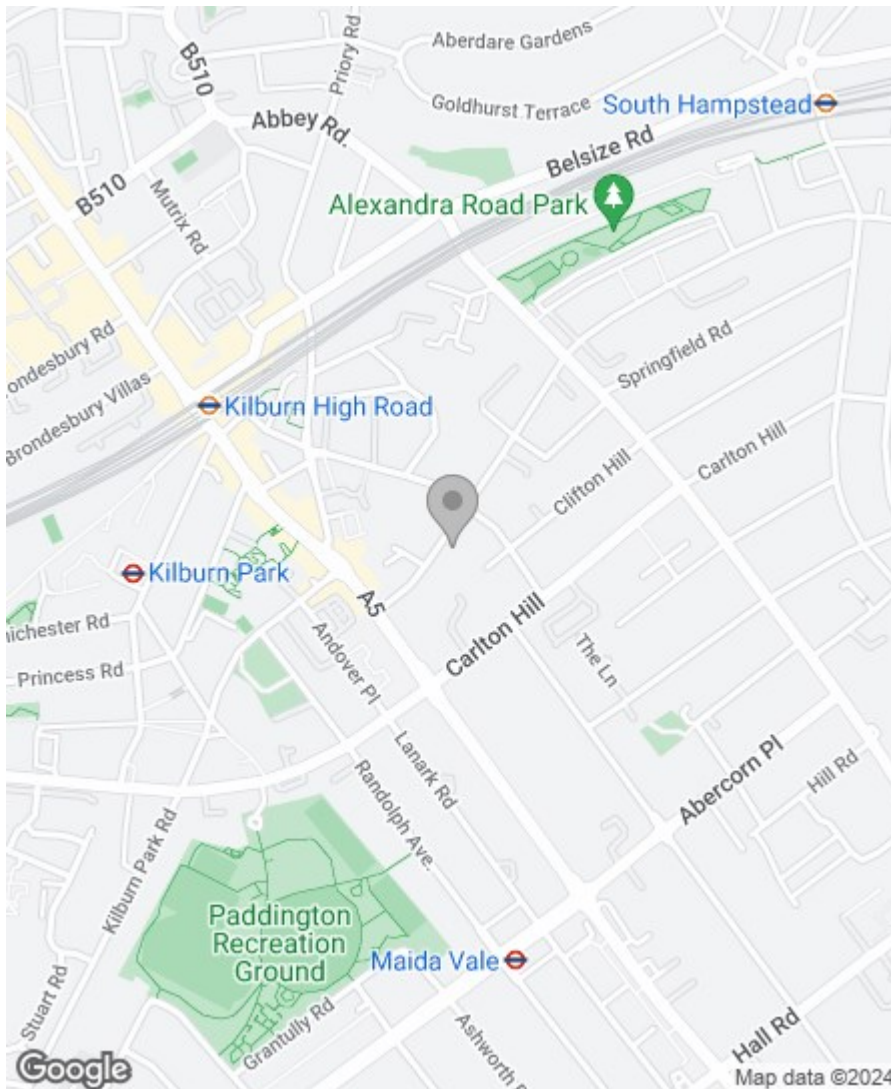
Approx. Gross internal floor area 912 SQFT / 84.7 SQM

## Property Overview

Location	St John's Wood, NW6
Price	£3,150 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	F
Furnishing	Unfurnished

## Key Features

- All Brand New
- High Quality Throughout
- 2 Double Bedrooms
- Ample Storage
- Family Bathroom
- Luxury Kitchen
- Passenger Lift
- Communal Garden
- Great Location
- 1st Floor



## 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		
	77	84

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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).