

Grove End House

Grove End Road, NW8

Asking Price £675,000

A spacious and bright apartment set on the 4th floor of this popular portered building.

The apartment is offered in good decorative condition throughout and boasts a very bright reception room, two double bedrooms, separate kitchen and bathroom and has access to a well kept communal garden.

Grove End House is ideally located for easy access to the West End and The City via the transport links of St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line).

NB - Please note that the property is currently let.



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- 2 Bedroom Apartment
- 625 sq. ft.
- 147 Year Leasehold
- Porter
- Lift
- Communal Garden



Tenure: Leasehold
Service Charge: £4,800pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		81
(81-91)	C		
(69-80)	D	62	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

Chestertons St John's Wood Sales

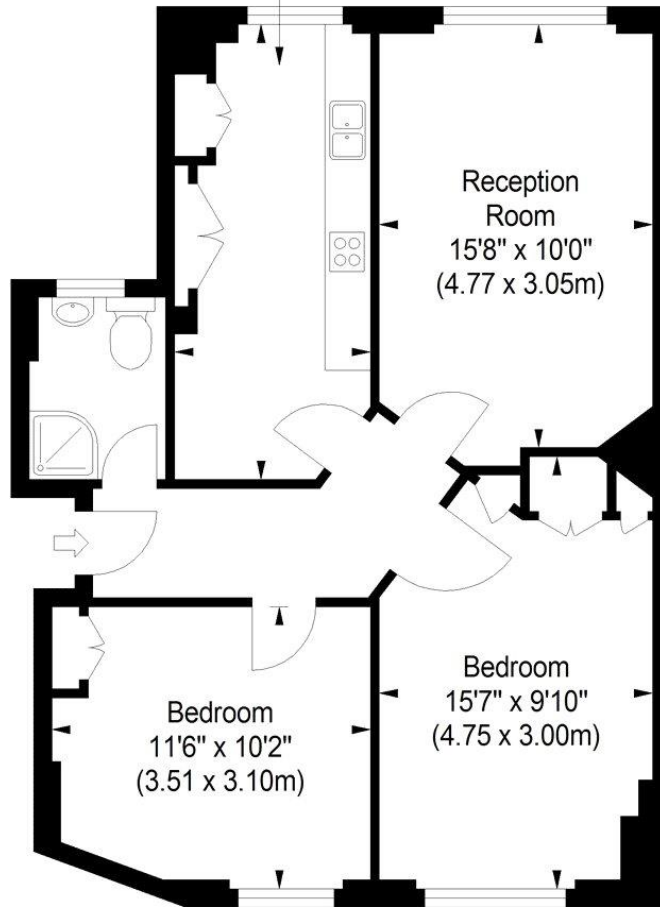
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Approximate Gross Internal Area
625 sq ft / 58.06 sq m



Kitchen/
Dining Room
16'5" x 7'1"
(5.01 x 2.15m)



Fourth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

