



# Grove Hall Court

Hall Road, NW8

Asking Price £995,000

A spacious (1,545 sq. ft.) 1<sup>st</sup> floor, 3 bedroom, 2 bathroom apartment in an attractive portered block, conveniently located on Hall Road.

The property comprises 3 bedrooms, 2 bathrooms, reception room, dining room and a fitted kitchen. Further benefits include communal heating and hot water, passenger lift and portage.

Located 0.4 miles from St John's Wood Underground (Jubilee Line), St John's Wood High Street boasting numerous shops, restaurants & cafés and 0.7 miles from Regent's Park.





# Grove Hall Court

Hall Road, NW8

- 3 Bedroom, 2 Bathroom Apartment
- 1,545 sq. ft.
- Leasehold – 51 Years Remaining
- Spacious Reception Rooms
- Lift
- Porter





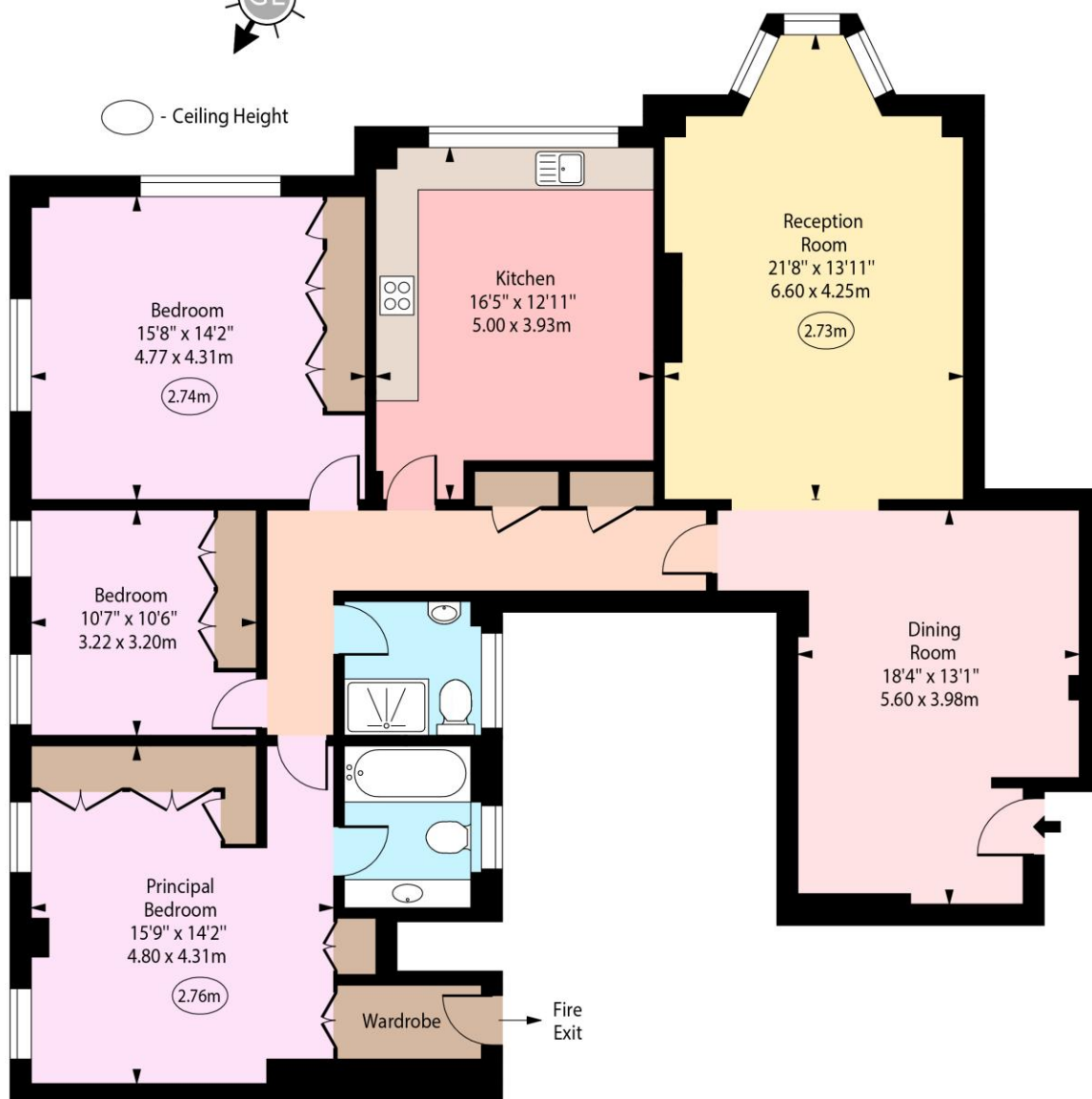
**Tenure:** Leasehold 51 years remaining.  
**Service Charge:** £11,052pa plus £4,130pa into the sinking fund.  
**Ground Rent:** £250pa  
**Local Authority:** City of Westminster  
**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	81	85
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons St John's Wood Sales*

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Grove Hall Court,  
Hall Road, NW8



First Floor

Approx Gross Internal Area 1545 Sq Ft - 143.53 Sq M

For Illustration Purposes Only - Not To Scale

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

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