



# Grove End House

Grove End Road, NW8

£2,500 per month  
(£576.92 per week)

A large on the fifth floor (with lift) of a purpose built portered building in the heart of St John's Wood, and within close proximity to both St John's Wood High Street and Underground Station, and the amenities of Maida Vale.





# Grove End House

Grove End Road, NW8

- Fifth Floor Flat
- 2 Bedrooms, 1 Bathroom
- Lift, Porter
- Close to St John's Wood and Maida Vale





A large two bedroom apartment on the fifth floor (with lift) of a purpose built portered building in the heart of St John's Wood, and within close proximity to both St John's Wood High Street and Underground Station, and the amenities of Maida Vale.

The property comprises two double bedrooms, fitted kitchen, modern shower room and large reception room.

Additional benefits include wood floors, entry phone system and gas heating.

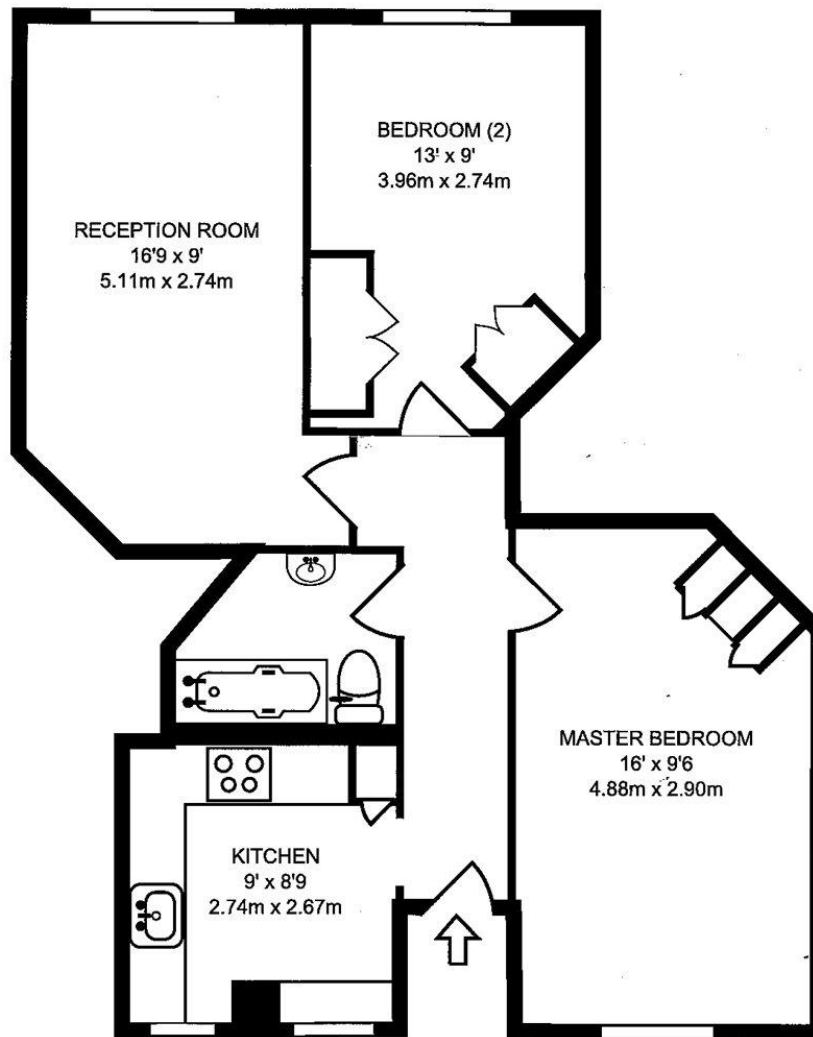
**Minimum Term:** 12 months  
**Deposit Required:** £0.00  
**Local Authority:** City of Westminster  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

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

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
[stjohnslettingsusers@chestertons.co.uk](mailto:stjohnslettingsusers@chestertons.co.uk)  
 02030408622  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



FIFTH FLOOR GROSS INTERNAL FLOOR AREA

588 SQ FT/54.68 SQ M

Representation of current layout, floor area approx 588 Sq Ft (54 Sq M)

