



## Greville Hall Greville Place

St John's Wood | London | NW6 5JS

Price Guide £725,000



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A bright and well presented two double bedroom apartment situated on the third floor (with lift) of Greville Hall, a sought-after purpose-built block in St John's Wood.

In good decorative condition, the property features a large south-east facing living room with open-plan kitchen. The bedrooms are served by an ensuite shower room and separate bathroom. Features include portage, communal heating and hot water lift and the rare luxury of an allocated off-street parking space.

Superb location being close to Paddington Recreation Ground (0.3ml) and the shops/eateries of Boundary Road (0.1ml) as well as the Kilburn Park and Maida Vale Undergrounds (Bakerloo 0.3mls) and St. John's Wood Underground (Jubilee 0.8ml).

EPC - D

Westminster Council Tax Band E - £1,189.42pa

Service Charge £6608

Lease 965 years remaining

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- Two Bedrooms
- Excellent Condition
- Portage,
- Communal Heating, Hot Water and Gardens
- Lease 965 years remaining
- Two Bathrooms
- Large South Facing reception room
- Allocated Parking Space
- 3rd Floor - with lift
- St John's Wood - Close to Transport Links



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



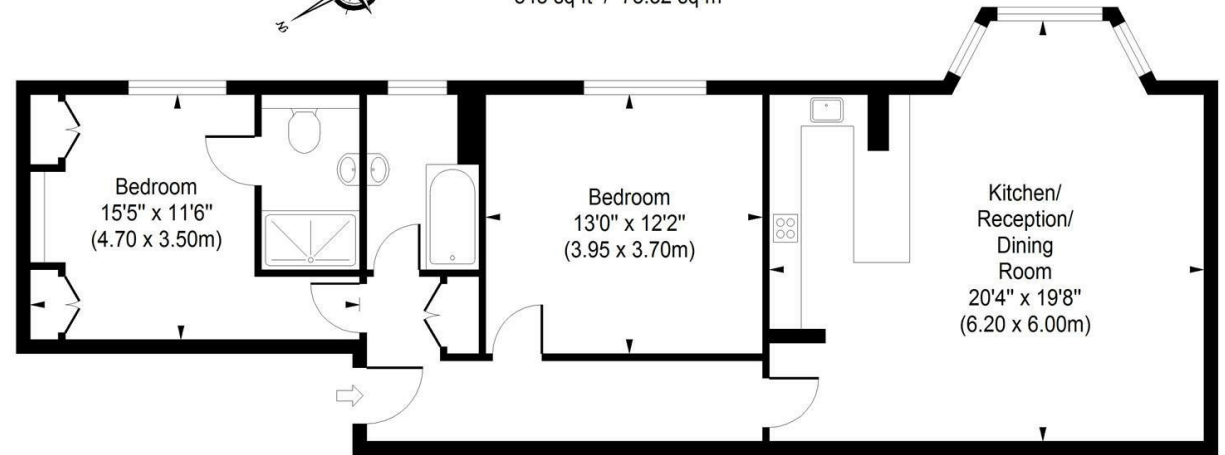
Share of Freehold  
Council Tax Band E  
EPC Rating E

**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).



**GREVILLE HALL, ST JOHN'S WOOD**

Approximate Gross Internal Area  
843 sq ft / 78.32 sq m



Third 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

83 Boundary Road  
St John's Wood  
London  
NW8 0RG  
0207 625 7000

enquiries@greenstonefisher.com  
www.greenstonefisher.com