



Greville Hall, St John's Wood NW6 £785,000 Subject to contract

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.

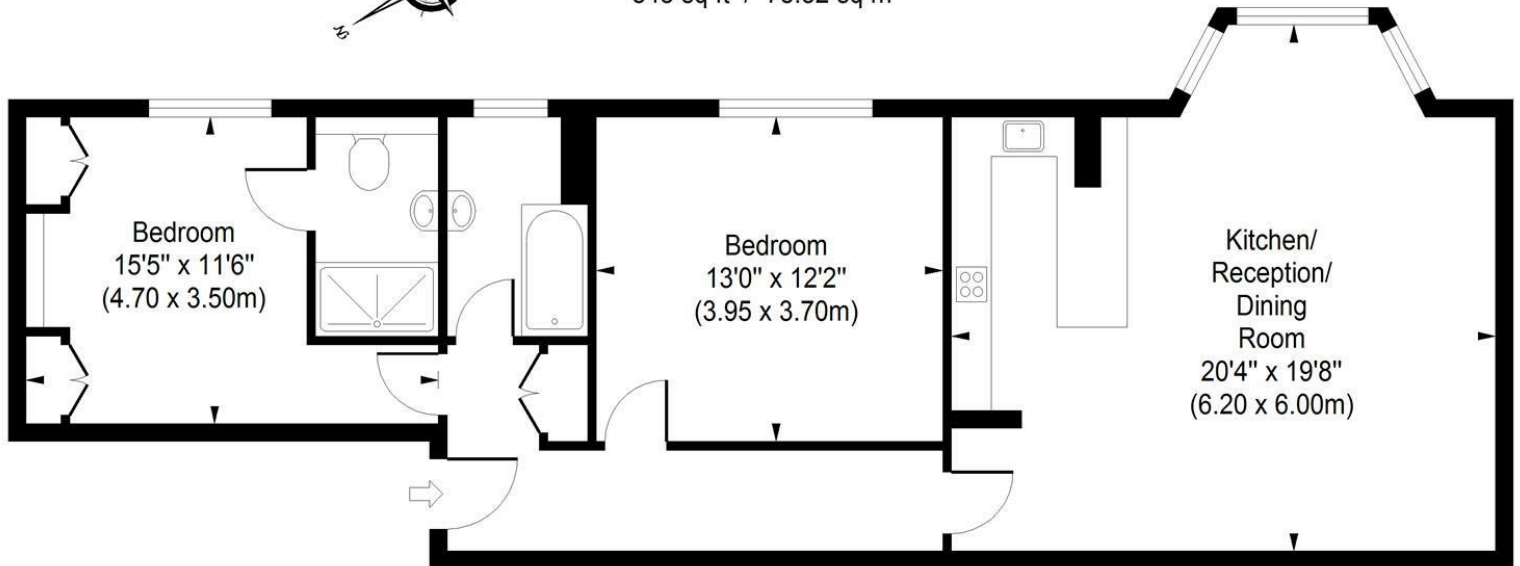
In good decorative condition, the property features a large south-east facing living room with open-plan kitchen. The bedrooms are served by an ensuite shower room and separate bathroom. Features include porterage, communal heating and hot water lift and the rare luxury of an allocated off-street parking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



Grenville Hall

Approximate Gross Internal Area
843 sq ft / 78.32 sq m



Third Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

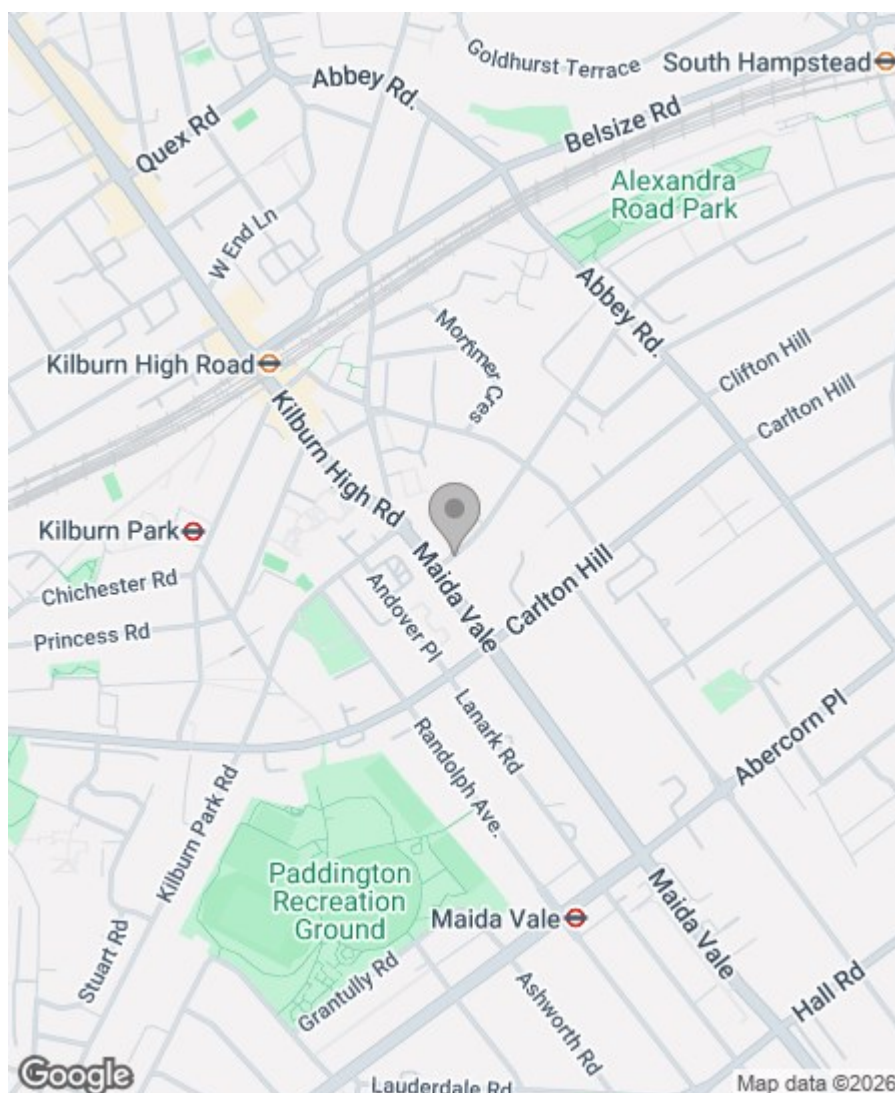
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Property Overview

Location	St John's Wood, NW6
Price	£785,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Share of Freehold
Council	Westminster
Tax Band	E
Current Ground Rent	£TBA
Service Charge	£6,608 per annum
Term	Approx 965 years remaining

Key Features

- Two Bedrooms
- Two Bathrooms
- Excellent Condition
- Huge reception room
- On site caretaker
- Parking Space
- Close to Transport Links
- 3rd Floor - with lift
- Lease 965 years remain
- St John's Wood



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	75
England & Wales		EU Directive 2002/91/EC

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Registered in England & Wales
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Company Registered number
03513585

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We are members of



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