



# Melina Court

Grove End Road, NW8

Asking Price £1,600,000

Sole Agent. A beautifully presented 4-bedroom, 2-bathroom apartment extending to approximately 1,235 sq. ft, offering an exceptional standard of finish throughout.

The property features a spacious and thoughtfully designed layout, complemented by a stunning 500 sq. ft. private roof terrace with a desirable west-facing aspect, perfect for enjoying afternoon sun and evening sunsets.

At the heart of the home is a high-specification luxury kitchen, finished to an excellent standard and ideal for both everyday living and entertaining. The apartment further benefits from two beautifully appointed bathrooms.

This superb home combines generous internal space with outstanding outdoor living, making it a rare and highly desirable offering. Melina Place is a quiet cul-de-sac approximately a 7-minute walk from St John's Wood Underground station.

**CHESTERTONS**



# Melina Court

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- 4 Bedroom 2 Bathroom Apartment
- 138 Year Leasehold
- 1,235 sq. ft.
- 500 sq. ft. Roof Terrace
- Lift
- Double Reception Room



**Tenure:** Leasehold  
**Service Charge:** £8,908pa (Includes £3,344pa into the sinking fund).  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** G

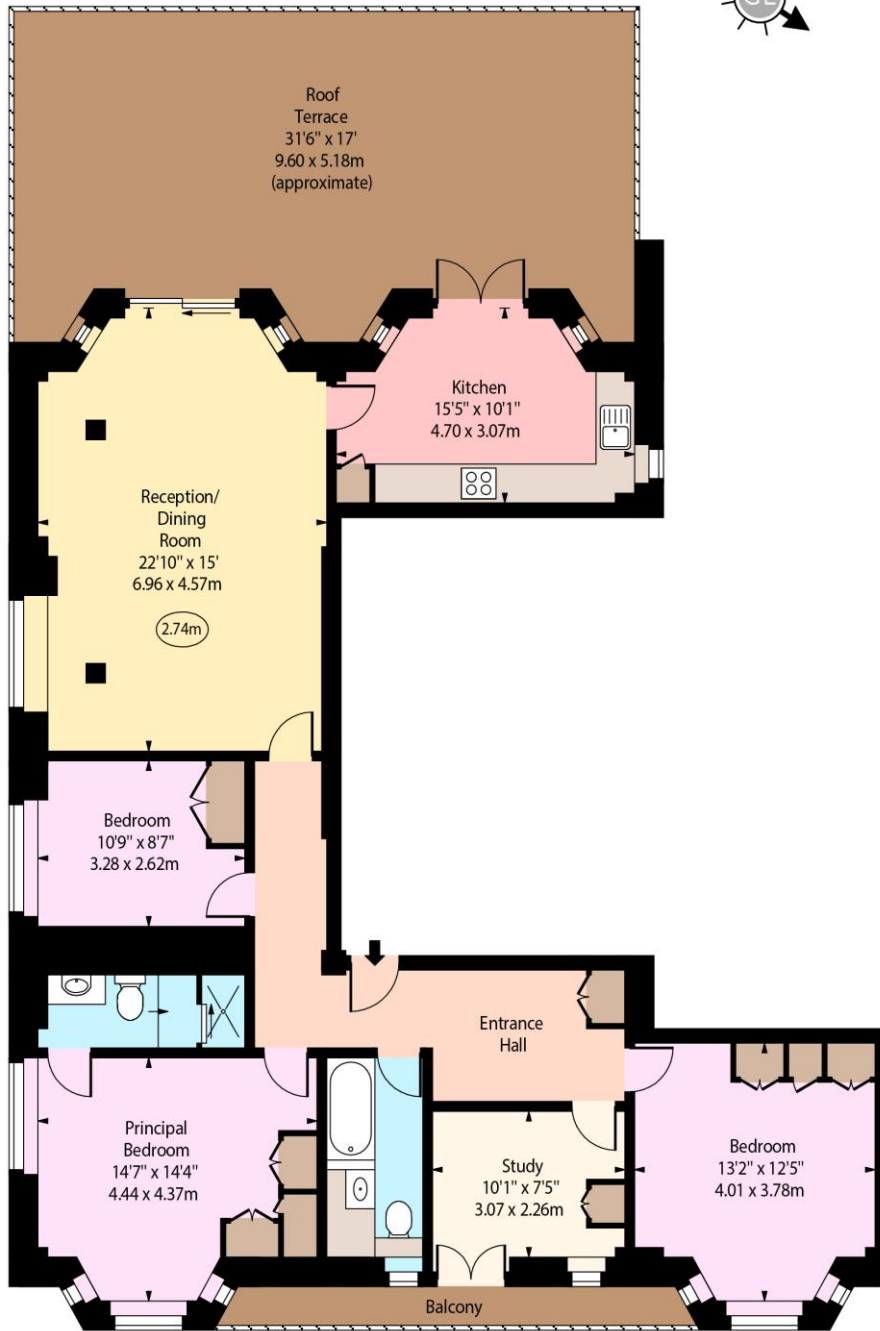
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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

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Melina Court,  
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○ - Ceiling Height



Third Floor

Approx Gross Internal Area 1235 Sq Ft - 114.73 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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