Knight Frank

GROVE HALL COURT, HALL ROAD,

St John's Wood NW8

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A FOUR-BEDROOM

Well-presented first-floor apartment in a stylish courtyard development in St John's Wood NW8.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold with approximately 139 years remaining

Service charge: £10,570 per annum (includes heating/hot water/24-hour porterage) + £ 7,474 reserve fund, reviewed annually. Next review due in March 2027.

Offers in excess of: £1,295,000

GROVE HALL COURT

This well-established property in a stylish courtyard development comprises a spacious double reception room and a fitted kitchen, a principal bedroom with an en suite, three further double bedrooms, a bathroom, and a shower room with a utility area. The service charge includes 24-hour porterage, communal heating and hot water.

St John's Wood has a distinctly English village feel, yet it enjoys a cosmopolitan population and a mix of restaurants and shops. Local attractions include Abbey Road Studios, made famous by the Beatles, and Lord's Cricket Ground. The American School on Loudoun Road is very popular with many executives relocating to London with their families, and Regent's Park and Primrose Hill are nearby. St John's Wood Underground Station (Jubilee Line) is just two stops from Bond Street in the heart of the West End.

First Floor

Approximate Gross Internal Area = 148.5 sq m / 1,598 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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We would be delighted to tell you more.

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