

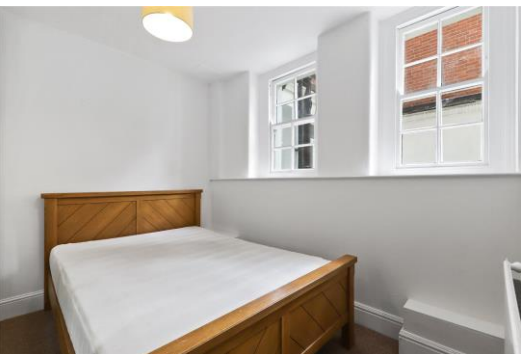


# Addison House

Grove End Road, NW8

£2,000 per month  
(£461.54 per week)

A one bedroom property set in a south after portered mansion block in the heart of St John's Wood, close to St John's Wood Underground (Jubilee Line and High Street).



# Addison House

Grove End Road, NW8

- A One Bedroom Ground Floor Apartment
- 1 Bedroom, 1 Bathroom
- Porter, Communal Gardens
- Close to St Johns Wood High Street and Tube (Jubille Line)



A ground floor one bedroom apartment set in a portered mansion block in the heart of St John's Wood, close to the Underground Station (Jubilee Line), and High Street with all amenities.

The property comprises a living room, separate kitchen with integrated appliances, bathroom with bath and shower attachment over, and a bedroom with fitted mirrored wardrobe.

Additional benefits include gas central heating, porter and communal gardens.

**Minimum Term:** 12 months  
**Deposit Required:** £2,307.69  
**Local Authority:** Westminster City Council  
**Council Tax Band:** D  
**EPC Rating:** D  
**Furnished**

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
72	72	C	C
69	72	C	C
66	72	C	C
63	72	C	C
60	72	C	C
57	72	C	C
54	72	C	C
51	72	C	C
48	72	C	C
45	72	C	C
42	72	C	C
39	72	C	C
36	72	C	C
33	72	C	C
30	72	C	C
27	72	C	C
24	72	C	C
21	72	C	C
18	72	C	C
15	72	C	C
12	72	C	C
9	72	C	C
6	72	C	C
3	72	C	C
0	72	C	C

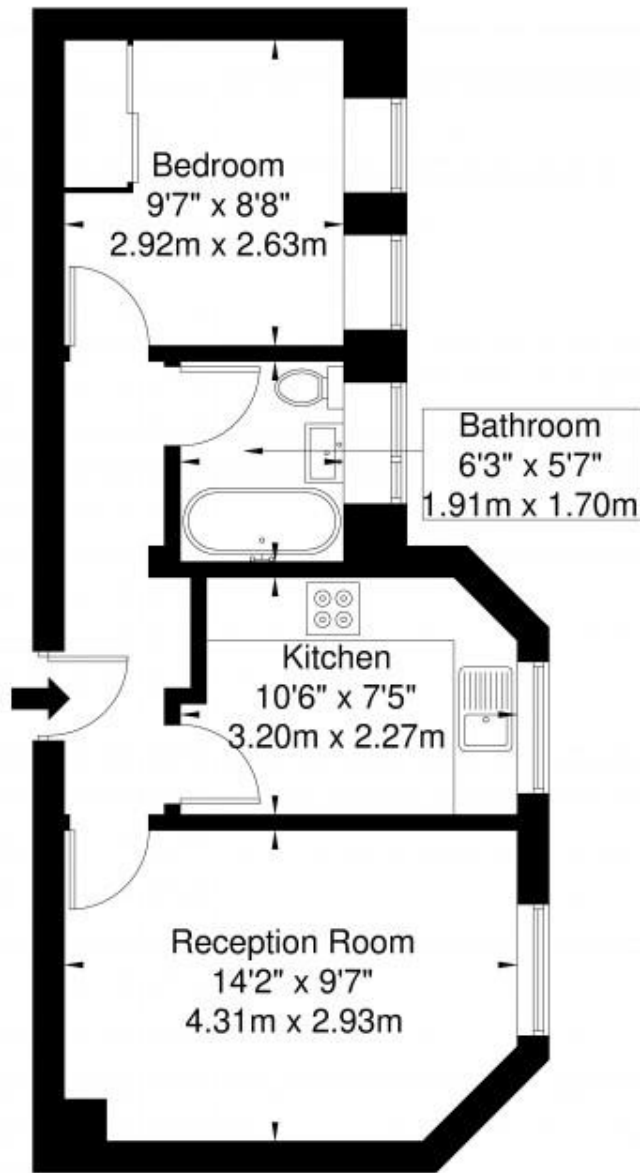
### *Chestertons St John's Wood Lettings*

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
 stjohslettingsusers@chestertons.co.uk  
 02030408622  
 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

# Addison House, NW8 9EH

Approx. Gross Internal Area = 35.9 sq m / 386 sq ft



Ground Floor

Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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