



HALL ROAD

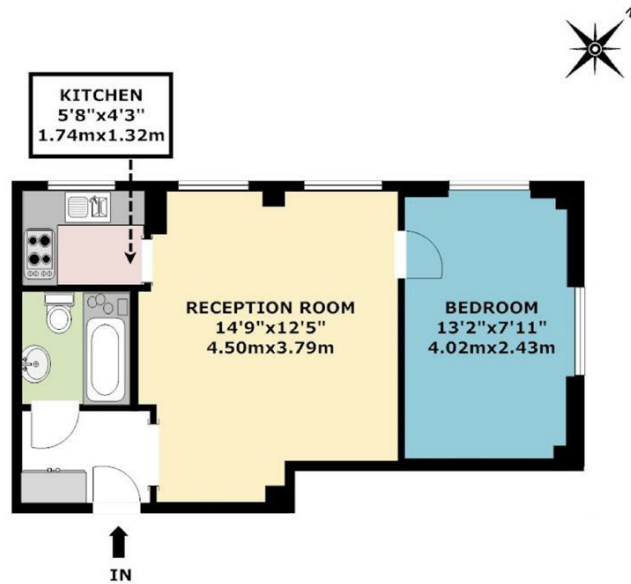
ST JOHNS WOOD, NW8

£2,200 PER MONTH

Superbly located within the heart of St Johns Wood, this popular period development boasts a Porter, traditional carriage drive way and close proximity to the boutique shops and cafes of St Johns Wood High Street and convenient travel links in to the West End. The property features wooden flooring, ample storage space, one double bedroom, large reception room, separate fully fitted kitchen and a family sized bathroom. Viewings are highly recommended.

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**GROVE HALL COURT, HALL ROAD
LONDON NW8**



SEVENTH FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 309.29 SQ F / 36.26 SQ M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSIONS, OR MIS-ESTATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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