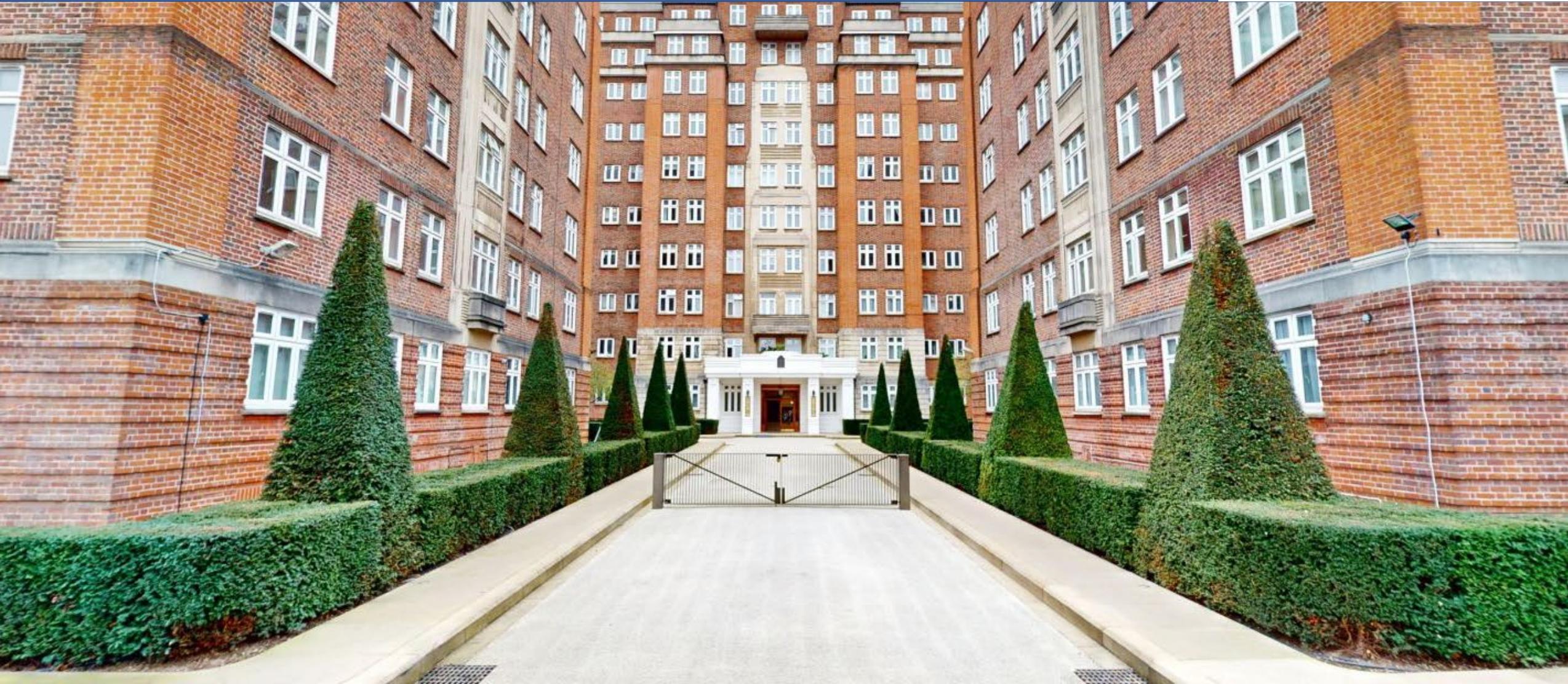


London NW8 - Flat 15 Grove Hall Court, Hall Road, St John's Wood NW8 9NR
Leasehold Residential Investment
To be sold in Auction House London on 22nd April 2026



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Guide Price: £400,000+
- Vacant possession
- ERV: £60,000 p.a.
- To be sold in Auction House London on 22nd April 2026
- VAT is NOT applicable to this property
- Comprises fourth floor 4-bedroom residential apartment
- GIA Approximately 97 sqm (1,047 sq ft)
- Benefits from a private gated entrance and a 24/7 porter
- The open spaces of Regent's Park are within easy reach
- Transport links are provided by Maida Vale underground station (Bakerloo line), St John's Wood underground station (Jubilee line) and Marylebone rail station.



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Property Description:

The property comprises a fourth floor four-bedroom flat situated within a prestigious purpose-built block arranged over ground and eight upper floors, providing the following accommodation and dimensions:

Flat 15: 97 sq m (1,047 sq ft)

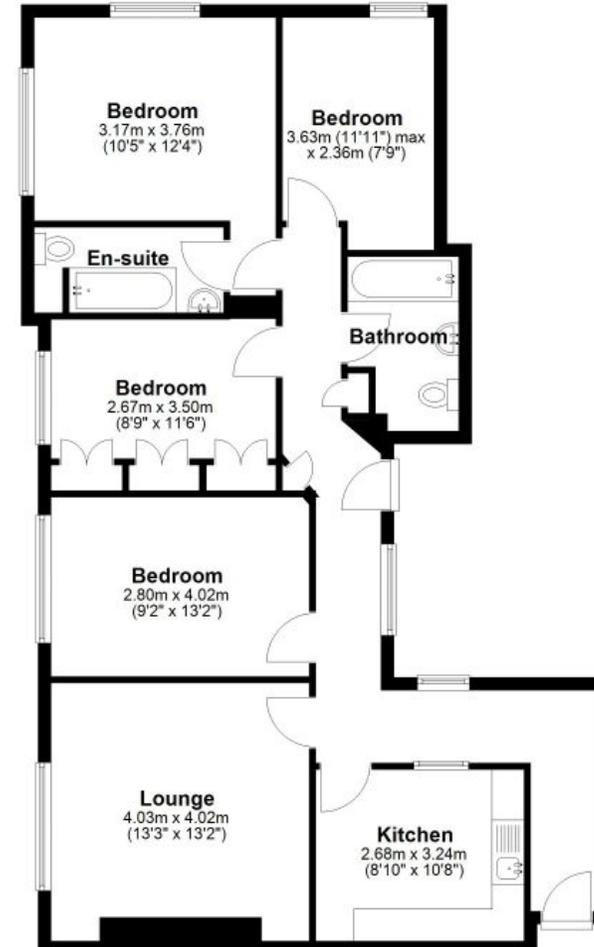
4 Bedrooms, Kitchen, Lounge, 2 bathrooms

Tenancy:

The property is at present vacant. ERV: £60,000 p.a.

Tenure:

Long leasehold. Held on a 99 Year lease from 24th June 1977 at a ground rent of £2,150 p.a. Ground rent review on 23.06.43 to one five hundredth of the capital value of the flat at the date of review. Reversion 2076 (approx. 50 years unexpired).



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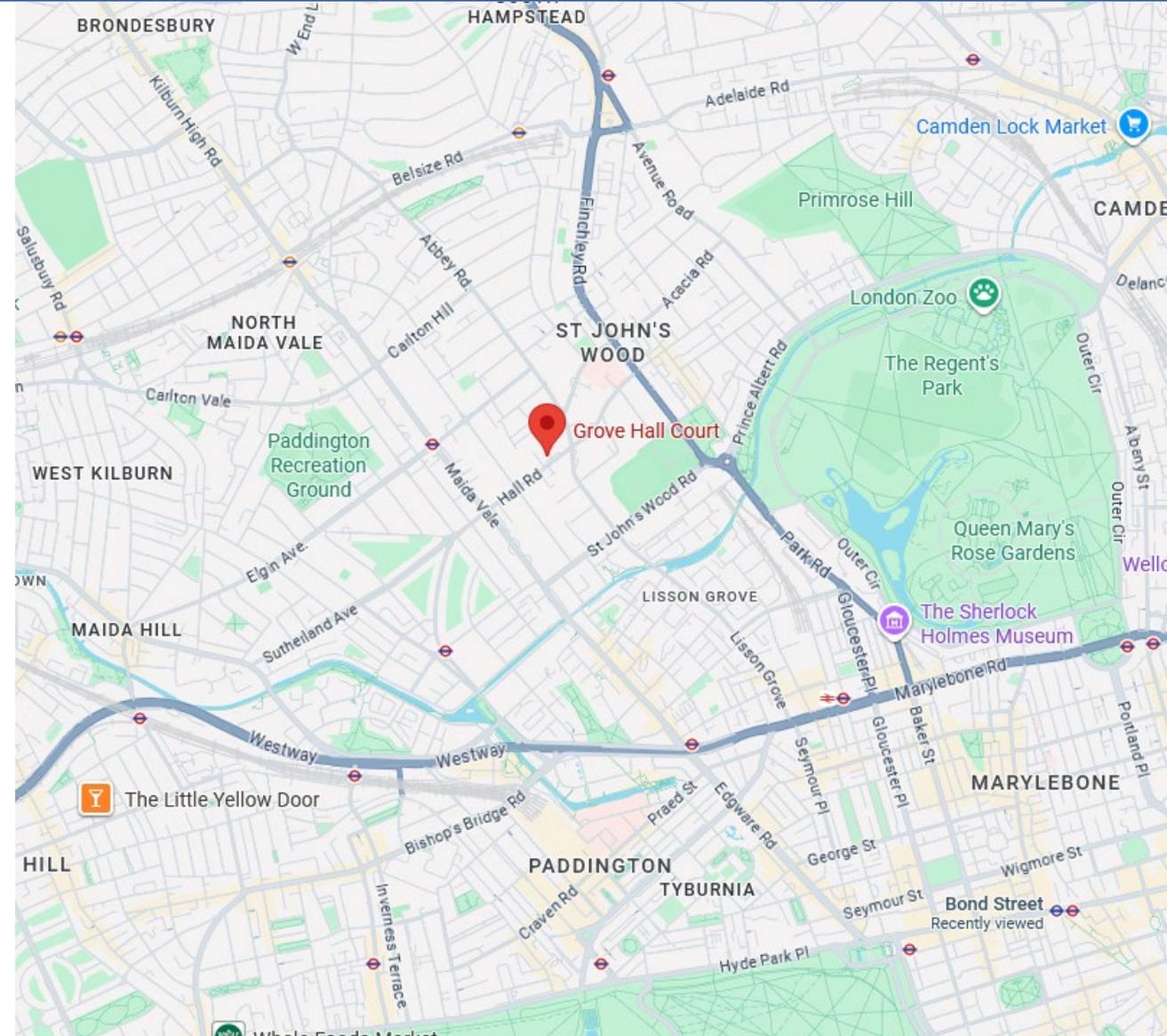
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Location:

St John's Wood is an affluent and sought after suburb located north-west of Regent's Park and is home to the world-famous Lord's Cricket Ground. The A41 runs through the area, connecting to the A1 north of the area and the M25 in turn. The property is situated on a residential road close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line), St John's Wood underground station (Jubilee line) and Marylebone rail station.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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