



Grove Hall Court

Hall Road, NW8

Offers Over £1,375,000

Sole Agent. A bright and generously proportioned 4-bedroom lateral apartment extending to approximately 1,470 sq. ft., situated on the 1st floor of an attractive portered building with passenger lift, ideally located between St John's Wood and Little Venice.

The well-balanced accommodation comprises four bedrooms, three bathrooms, a spacious double reception room and a fitted kitchen, with the added benefit of communal heating and hot water.

Conveniently positioned just 0.4 miles from St John's Wood Underground station (Jubilee Line) and the excellent selection of boutiques, cafés and restaurants along St John's Wood High Street, the property is also within 0.7 miles of the open green spaces of Regent's Park.

CHESTERTONS



Grove Hall Court

Hall Road, NW8

- 4 Bedroom, 3 Bathroom Apartment
- 1,470 sq. ft.
- 139 Year Leasehold
- Double Reception Room
- 24hr Porter
- Lift



Tenure: Leasehold

Service Charge: £10,570pa including CH & HW plus £7,430pa contribution to the reserve fund.

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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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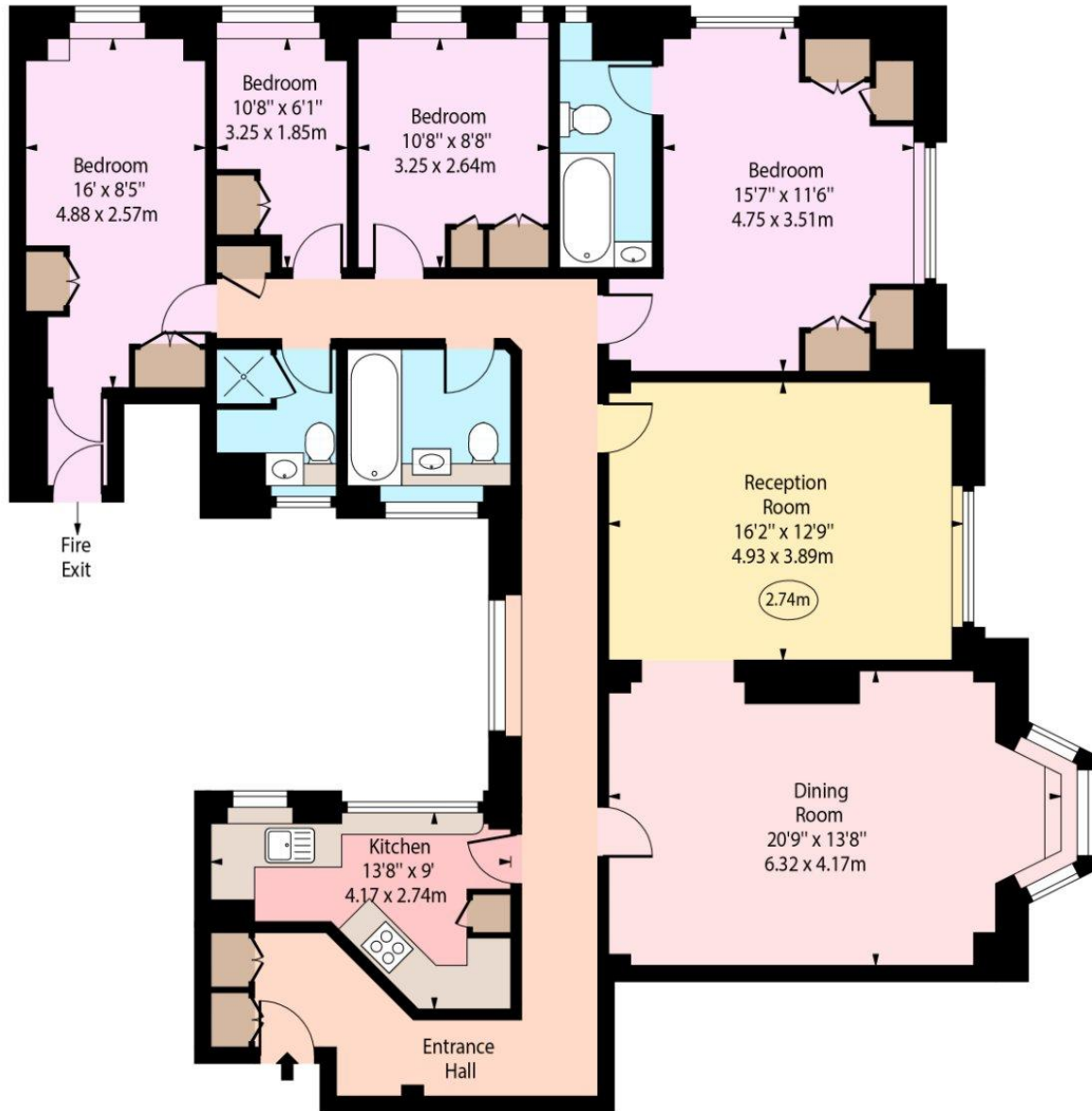
020 3040 8611

chestertons.co.uk

Grove Hall Court, Hall Road,
St John's Wood, NW8



○ - Ceiling Height



First Floor

Approx Gross Internal Area 1470 Sq Ft - 136.56 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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