



## Ascot Lodge Greville Place

St John's Wood | London | NW6 5JD

Asking Price £385,000



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A superb apartment located in a small purpose-built block at the end of Boundary Village, and moments from Abbey Road.

The property is arranged as a reception area overlooking the side garden, a double bedroom with ample storage, a separate, fully fitted kitchen, and a family bathroom. The apartment offers a bright and well-planned living space.

Strategically positioned, this property enjoys an ideal location just moments away from Abbey Road, offering easy access to bus routes 189 (to Brent Cross) and 139 (to Baker Street and West Hampstead). Swiss Cottage and St John's Wood (Jubilee Line) are a short walk away, while Kilburn Park (Bakerloo Line) is conveniently close. In addition, an abundance of shops, cafes, and restaurants await just outside your doorstep. Virtually staged for illustrative purposes only. All structural elements, flooring, and permanent fixtures accurately reflect the property's current condition

Camden Council Band B - £1,716.65 pa

EPC - C

Leasehold 125 years from 1990 ( 89 Years remain )

Service Charge - £1435.19 pa

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).



- Lovely one bedroom apartment
- Large bright reception
- Seperate kitchen
- Bathroom with shower and bath
- Wooden Floors
- Ground Floor
- Small communal garden
- Close Shops and transport

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### Energy Efficiency Rating

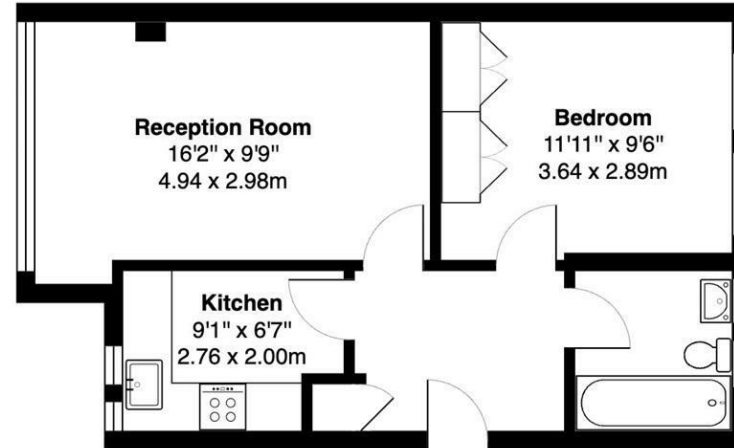
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Leasehold

Council Tax Band B

EPC Rating C

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



RAISED GROUND FLOOR

Ascot Lodge Greville Place, NW6  
Total Gross Area: 459 ft<sup>2</sup> ... 42.6 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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