



A bright and generously proportioned one-bedroom apartment located on the raised ground floor of an attractive 1930s mansion block benefiting from a 24-hour concierge service. The building is ideally positioned just moments from St John's Wood Underground Station (Jubilee Line) and the shops, cafés and restaurants of St John's Wood High Street.

The apartment offers well-balanced apartment , including a spacious bedroom with an en-suite bathroom and dedicated dressing area, a comfortable reception space, and a separate guest WC.

For further information or to arrange a viewing, please contact us.

Grove End Road

NW8 9LN

£725 Per Week

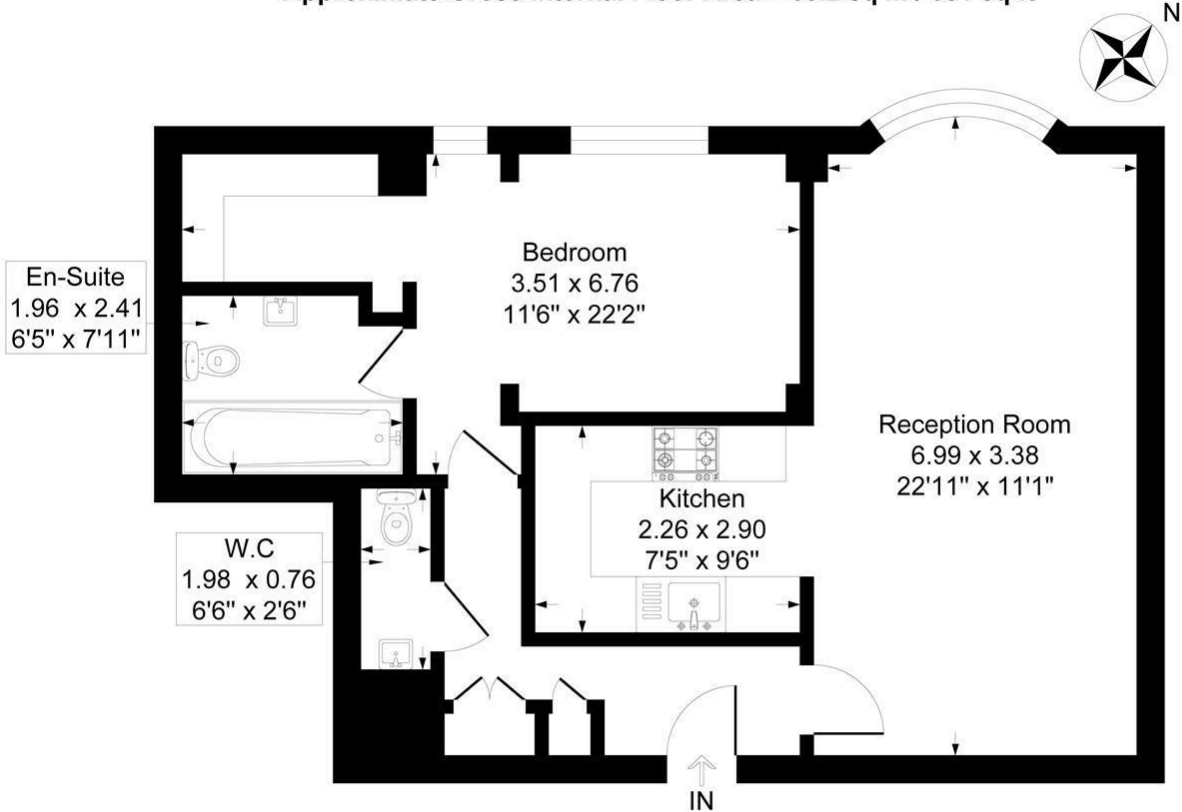
Subject to Contract

# FOXGREGORY



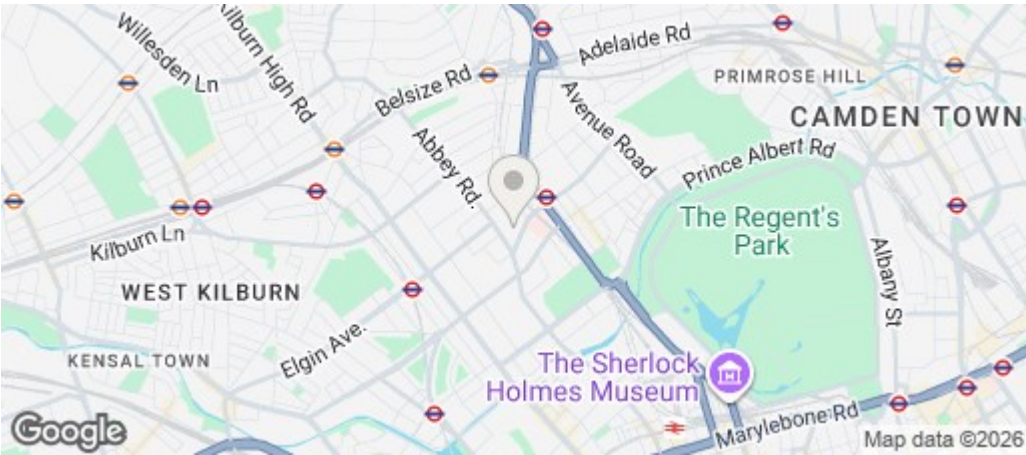
Grove End Gardens, Grove End Road, London, NW8

Approximate Gross Internal Floor Area = 63.2 sq m / 681 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |         |                         |
|                                             | 77      |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |