



Grove Hall Court

Hall Road, NW8

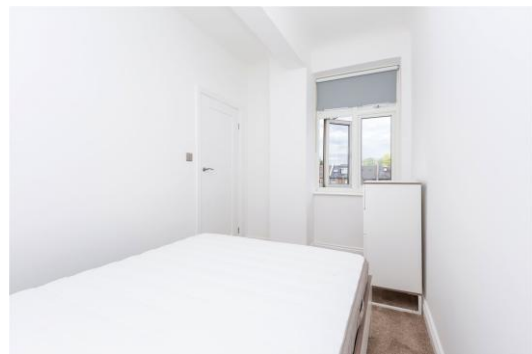
Asking Price £395,000

Sole Agent. A well-presented one-bedroom apartment extending to approximately 390 sq. ft., situated on the 3rd floor of this highly regarded building in the heart of St John's Wood.

This bright and efficiently designed apartment offers comfortable living accommodation and represents an ideal first-time purchase, pied-à-terre or investment opportunity. The property is presented in good condition throughout and benefits from an abundance of natural light, creating a welcoming and airy atmosphere.

Residents of Grove Hall Court enjoy the convenience of a porter, while the superb location places a wealth of local amenities within easy reach. St John's Wood High Street offers an excellent selection of cafés, restaurants, boutiques and everyday conveniences, with St John's Wood Underground station less than a ten-minute walk away, providing excellent connectivity to the West End, City and beyond. NB - Please note the property is currently let.

CHESTERTONS



Grove Hall Court

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- One Bedroom Apartment
- 390 sq. ft.
- 139 Year Leasehold
- Porter
- Lift
- Good Condition



Tenure: Leasehold
Service Charge: £5,602pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	71	73
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

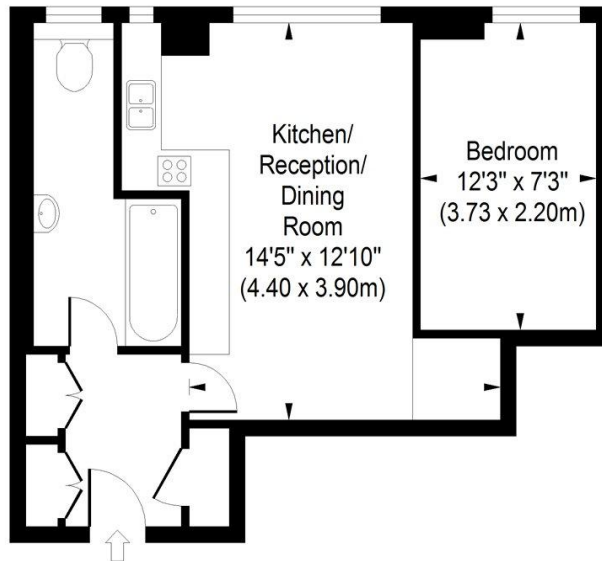
Chestertons St John's Wood Sales

105 St. John's Wood Terrace
London
NW8 6PL
stjohnswood@chestertons.co.uk
020 3040 8611
chestertons.co.uk



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Approximate Gross Internal Area
390 sq ft / 36.27 sq m



Third Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

