



Grove Court, Grove End Road

St John's Wood | London | NW8 9EP

Offers In Excess Of £1,500,000



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A spacious corner apartment arranged over 1,572 sqft / 146 sqm arranged on the third floor (lift) of this fine purpose built mansion block located on the corner of Grove End Road and Circus Road, within 550m from St Johns Wood High Street and Underground Station (Jubilee Line). The flat is awash with natural light and once into the hexagonal entrance hall, there is direct access to a fantastic triple aspect reception and dining room with good ceiling heights.

Grove Court is a portered building with limited forecourt parking and access to communal gardens to the rear. Regents Park is just under a mile distance, Lords Cricket Ground just over 1/2 mile.

Tenure: Long Leasehold - 999 years from 1 April 1985 + Share of Freehold
Service Charge: Approx £12,000 per annum to include contribution to Reserve Fund
Ground Rent: £0
Council Tax Band: G
EPC rating: C

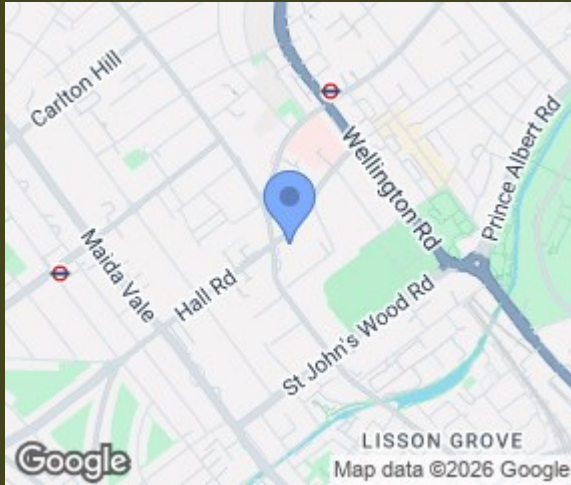
- Purpose Built Mansion Block
- Fabulous 30ft+ Triple Aspect Reception / Dining Room
- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Porter
- Limited Off Street Parking
- Communal Gardens
- 1,572 sqft
- Lift



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

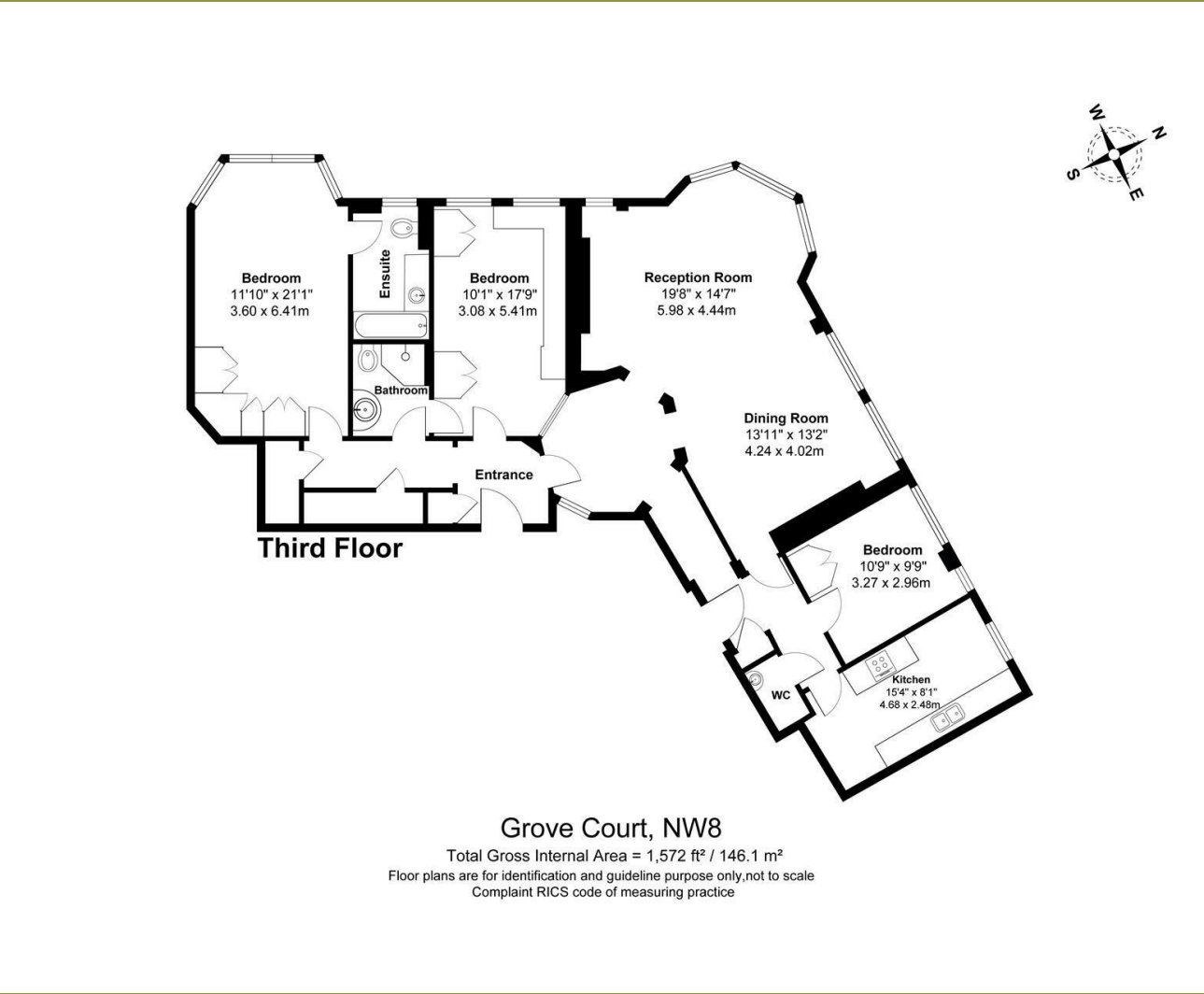
England & Wales EU Directive 2002/91/EC 

Leasehold

Council Tax Band

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).



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