



GROVE END ROAD

St John's Wood NW8



A THREE BEDROOM LUXURY APARTMENT FOR SALE IN NW8

Measuring approximately 1,999 sq ft, this lateral apartment comprises a spacious reception room with abundant natural light, ideal for entertaining or relaxation, and a sleek kitchen equipped with state-of-the-art appliances.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of freehold, plus leasehold with approximately 989 years remaining

Service charge: £31,666 per annum (includes insurance), reviewed annually. The next review date is March 2027.

Asking Price: £3,500,000



ACCOMMODATION

The principal bedroom suite includes an en suite bathroom and a walk-in wardrobe, two further bedrooms, each with its own en suite bathroom, ensuring privacy and comfort, and a guest WC. All rooms are finished to an immaculate standard. The property's layout is thoughtfully designed, offering ample storage and functional spaces.

The apartment further benefits from air conditioning, underfloor heating, a garden and patio area, underground parking and porterage services.

The development was interior designed by Freddie van Zevenbergen of Lambart & Browne, an exclusive London interior design company specialising in superior private developments within the capital.











LOCATION

St John's Wood has a distinctly English village feel, yet it enjoys a cosmopolitan population and a mix of restaurants and shops. Local attractions include Abbey Road Studios, made famous by the Beatles, and Lord's Cricket Ground.

The American School on Loudoun Road is very popular with many executives relocating to London with their families, and Regent's Park and Primrose Hill are nearby.

St John's Wood Underground Station (Jubilee Line) is just two stops from Bond Street in the heart of the West End.



*FIRE SAFETY: We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice





Approximate Gross Internal Area = 179.6 sq m / 1,933 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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