



**Greville Place, London, NW6**

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**£1,000,000**

A beautifully presented first-floor apartment within the highly sought-after Greville Hall, a well-maintained portered purpose-built building.

The 1259 sq ft apartment offers generous living and entertaining space with a separate kitchen, 3 well sized bedrooms and an abundance of natural light, creating a bright and welcoming home.

Residents enjoy the convenience of a passenger lift and access to attractive communal gardens, as well as communal heating and hot water.

Greville Place is located just off the world famous Abbey Road and is within close distance to boutique shops, cafés and restaurants of Maida Vale, St John's Wood. The green open spaces of Paddington Recreation Ground are also nearby.

Transport connections are excellent, with Maida Vale Underground Station (Bakerloo Line) approximately 0.5 miles away, Kilburn High Road Overground Station approximately 0.3 miles, and St John's Wood Underground Station (Jubilee Line) approximately 1 mile away. The property is also conveniently located within walking distance of The American School in London.

- Portered block
- Private balcony
- Hot water & heating included
- Communal garden
- Close proximity to main transport links
- Maida vale shopping hub close by
- Walking distance to schools
- Tenure: 964 years remaining
- Ground Rent: £50 pa
- Service Charge: £7,890.10 pa

**REQUEST A VIEWING**  
**+44 (0)20 3019 6150**



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Greville Hall, London NW6 5JT

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 116.96 SQ M / 1259 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 116.96 SQ M / 1259 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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