



# Grove Hall Court

Hall Road, NW8

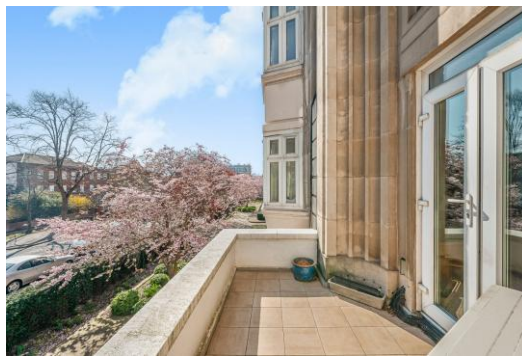
Asking Price £1,575,000

Sole Agent. An elegant and well-proportioned 3-bedroom, 2-bathroom apartment extending to approximately 1,637 sq. ft, situated on the 1<sup>st</sup> floor of a prestigious portered building in the heart of St John's Wood.

The property is centred around an impressive 25ft double reception room, offering excellent entertaining space and abundant natural light, with direct access to a private balcony. Beautiful solid wood parquet flooring runs throughout the apartment, adding warmth and a refined finish to the living spaces. A spacious, well-appointed kitchen provides generous storage and preparation space, ideal for modern living. The principal bedroom suite is complemented by two further bedrooms and an additional bathroom, all presented in good order. Each bedroom benefits from ample built-in storage, enhancing both practicality and comfort. The apartment further benefits from air conditioning throughout, ensuring year-round climate control.

Residents enjoy the convenience of lift access and 24-hour portage, providing both security and ease of living. The property is ideally located within close proximity to St John's Wood High Street, excellent transport links, and local amenities.

**CHESTERTONS**



# Grove Hall Court

Hall Road, NW8

- 3 Bedroom 2 Bathroom Apartment
- 1,637 sq. ft.
- 140 Year Leasehold
- Balcony
- Porter
- Lift
- Air Conditioning



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**Tenure:** Leasehold

**Service Charge:** £20,753pa Includes CH, HW & £9,459 into the sinking fund.

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** G

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### *Chestertons St John's Wood Sales*

105 St. John's Wood Terrace

London

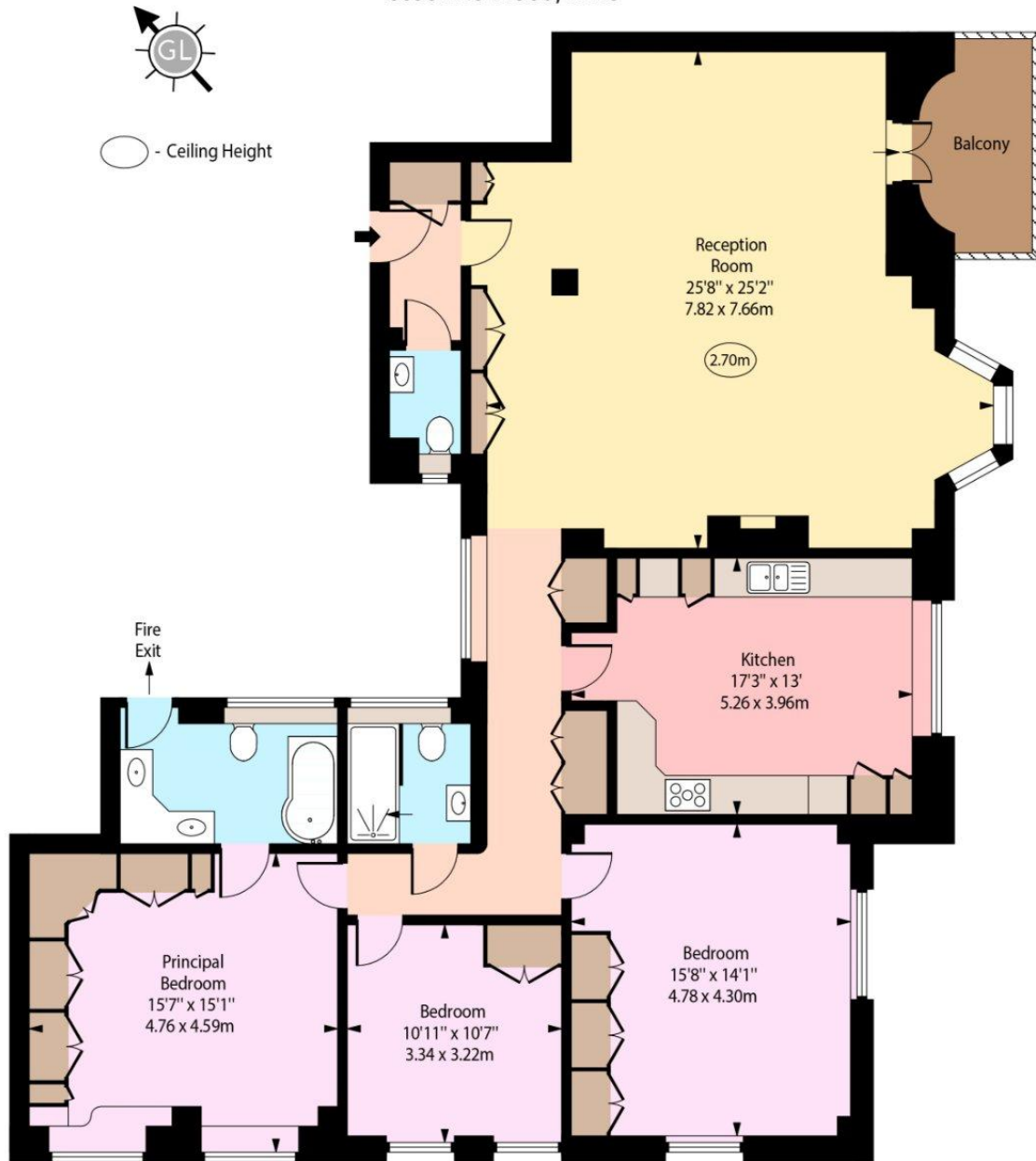
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Grove Hall Court,  
Hall Road,  
St John's Wood, NW8



First Floor

Approx Gross Internal Area 1637 Sq Ft - 152.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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