



**Bright One-Bedroom Flat with Concierge and Communal Gardens – St John's Wood**

Set within a modern purpose-built block, this bright one-bedroom flat offers comfortable living in a sought-after location. Positioned on the second floor, the apartment benefits from 24-hour concierge service, a passenger lift, and beautifully maintained communal gardens.

The property comprises a spacious reception room, fully fitted kitchen, and a modern bathroom. It is offered furnished, with heating and hot water included in the rent.

Ideally suited for a professional tenant, the flat will be available from mid-December for a long-term tenancy.

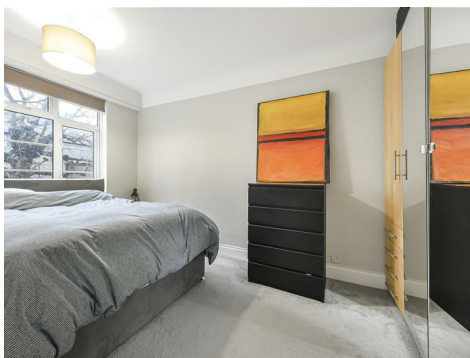
**33 Grove End Road, Grove End Gardens**

**NW8 9LR**

**£585 Per Week**

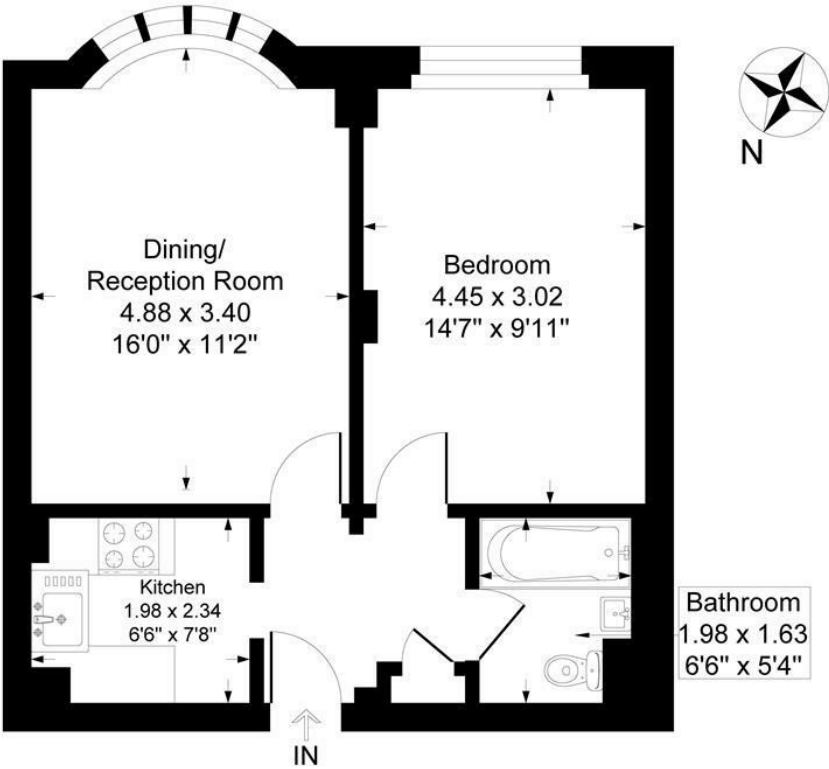
**Subject to Contract**

# FOXGREGORY



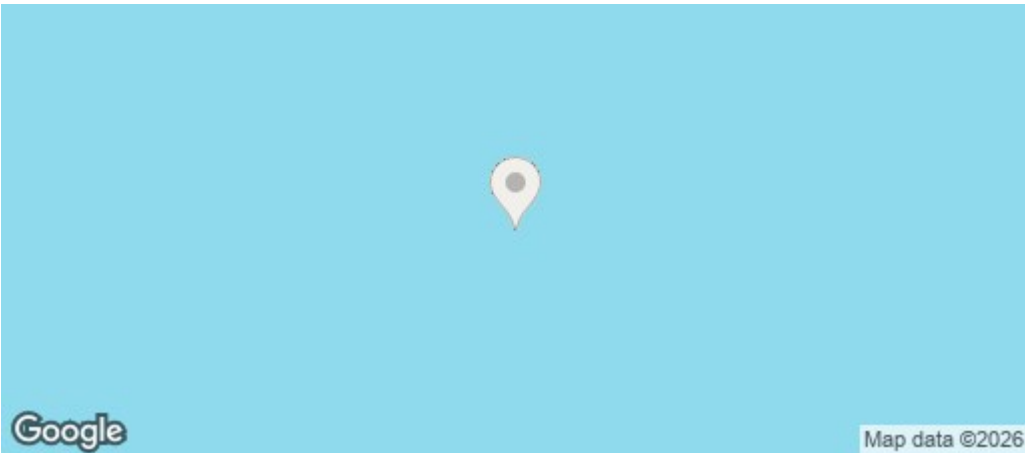
Grove End Gardens, Grove End Road,  
St John's Wood, London, NW8

Approximate Gross Internal Floor Area = 44.0 sq m / 474 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



| 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 |