

Flat 208 | Grove End Gardens | NW8

Asking Price £825,000 | Subject to contract



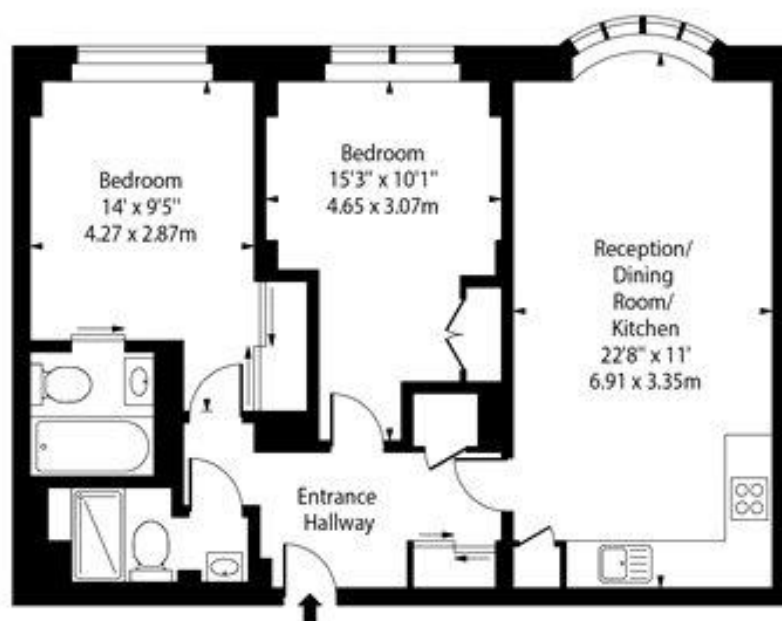
A beautifully presented 2 bedroom 2 bathroom (1 ensuite) luxury apartment situated on the 4th floor of this extremely popular portered development. The apartment has recently been fully refurbished to an excellent standard and offers extremely bright and well proportioned accommodation with a spacious 22 ft open plan Reception/Kitchen room benefitting from Bosch appliances and featuring a large bay window. Both bedrooms and the hall provide storage space by way of fitted wardrobes/cupboards.

Grove End Gardens has also recently undergone refurbishment works to the common areas and benefits from excellent 24hr portage and a popular enclosed communal garden. Parking is available on permit/pay terms, available on a first come first served basis. The residence is situated moments from St John's Wood High Street with its shopping facilities, cafes and eateries, together with the Underground Station (Jubilee Line) and public transport, providing ample services to the West End, the Eurostar and all of London's airports. Lord's Cricket Ground and Regent's Park are both within close proximity.





Grove End Gardens,
St. John's Wood, NW8 9LT



Fourth Floor

Approx Gross Internal Area 674 Sq Ft - 62.62 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46215

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Terms

Tenure

Leasehold - estimated at 124 years
unexpired

Ground Rent

TBA

Service Charge

Estimated at £10,586 for the current
year

Local Authority

City Of Westminster
Council Tax Band: E

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Important Notice

1. These particulars were prepared in all good faith to give a fair overall view of the Property. All statements are made without responsibility on the part of Behr & Butchoff or the Vendors or Lessors.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any service, appliance, equipment or facilities are in good working order, as they have not been tested by us. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should NOT be assumed that any contents/furnishings/furniture etc. photographed are included in the sale or that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas measurements or distances referred to are given as a GUIDE only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Descriptions of the property are subjective and are used in good faith as an option and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
6. If the measurements are indicated in Imperial, the formula for conversion is:- 1' (one foot) = 30.4cm (centimetres) 1m (one metre) = 3.29'(feet).

Viewing

Prior to making an appointment with Behr & Butchoff =, we strongly recommend that you discuss with a member of staff, any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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