

Grove End House | Grove End Road | NW8

Asking Price £725,000 | Subject to contract



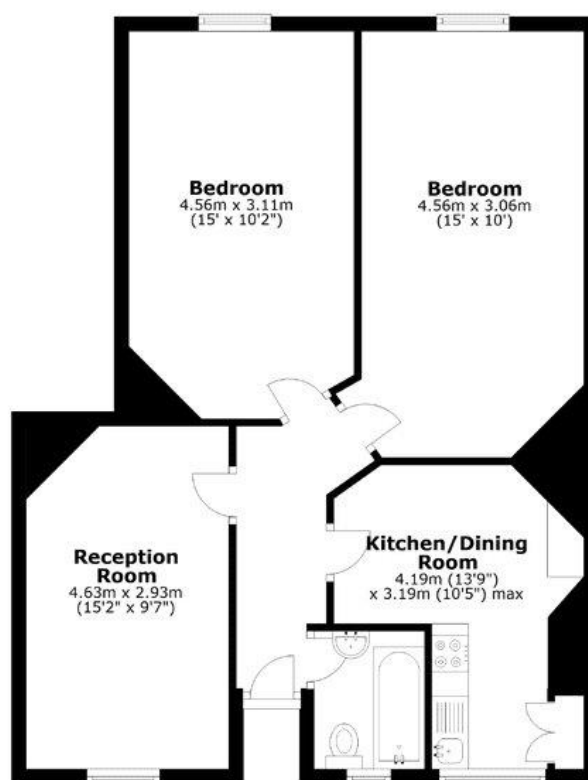
A bright 2 double bedroom apartment situated on the 3rd floor of this popular purpose built block which has recently undergone internal and external refurbishment works. The property faces towards the world famous Lord's Cricket Ground from 2 of the principle rooms. The flat offers an incoming purchaser the perfect opportunity to create a home of their design. Further benefits of the development include communal gardens, porter and lifts.

Grove End House is conveniently located for the various shops, eateries and cafes of St John's Wood High Street and Clifton Road, and transport facilities of both St John's Wood and Maida Vale including Jubilee and Bakerloo Lines. Lord's Cricket Ground is in the immediate vicinity and Regent's Park is a short walk away.





Fifth Floor



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

Terms

Tenure

Leasehold - estimated at 132 years unexpired

Service Charge

Estimated at £4,371.38 for the current year

Local Authority

Camden Council Tax
Council Tax Band: E



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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