



**Grove End Road, NW8**  
Guide Price: £550,000, Leasehold

Anderson//Rose





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Leasehold of approximately 122  
years remaining unexpired

**Service Charge: £8,000 per annum**

Ref PCL260032

## Grove End Road, NW8

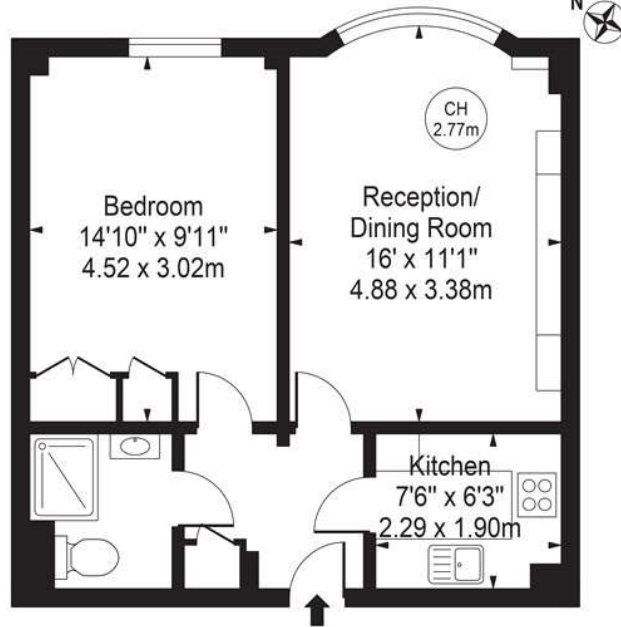
A fantastic opportunity to acquire a well-presented lateral apartment, set on the ground floor of an outstanding mansion block in the heart of St John's Wood

The apartment has been finished to a good standard with plenty of natural daylight and high ceilings throughout. Comprising of a good size reception and dining room, separate kitchen with high end appliances, the bedroom with good wardrobe space and a modern family bathroom. The property further benefits from the building's concierge services, beautiful communal gardens and off-street parking on a first come first served basis.

Grove End Gardens is set on the leafy residential Grove End Road. The Highstreet is literally on your doorstep, with its array of world class amenities, shops, cafes, and restaurants literally around the corner, as well as the open green spaces and boating lakes of His Majesties Regents Park just up the road. St John's Wood Tube (Jubilee Line Zone 2) provides a simple and efficient commute across Central London.

# Grove End House

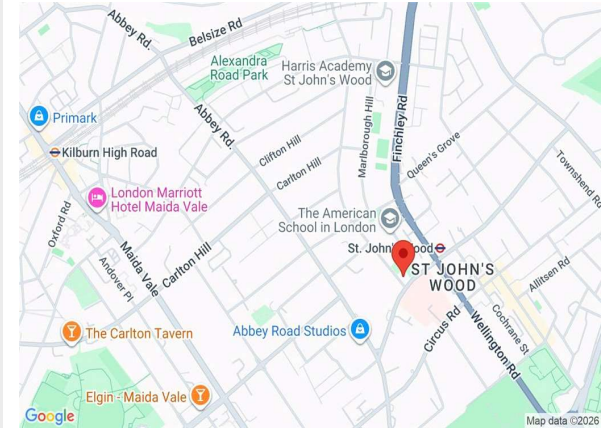
Approx. Gross Internal Area 463 Sq Ft - 43.01 Sq M



## Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.