

# Grove End Road, St John's Wood NW8

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# Grove End Road, St John's Wood **NW8**

A newly constructed, detached home discreetly located within the grounds of this portered building in the heart of St John's Wood.

The Bungalow offers a perfect blend of privacy whilst living within a professional complex. The residence exudes luxury with underfloor heating, engineered wood flooring, and carpeted bedrooms. The fully fitted Italian kitchen, featuring high-end Miele appliances, a Miele oven, a Caple wine cooler, and a Quooker tap with granite worktops and a breakfast bar, adds a stylish touch to this functional space.



**Guide price:** £795,000

**Tenure:** Leasehold: approximately 998 years remaining

**Service charge:** £3,728 per annum, reviewed annually. The next review date is unknown. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £20 per annum, fixed for the duration of the lease

**Local authority:** City of Westminster

**Council tax band:** TBC



## Location

Grove End House is situated on Grove End Road, close to Regent's Park and St John's Wood High Street. Both Maida Vale (Bakerloo Line) and St John's Wood (Jubilee Line) Underground Stations are 0.5 miles away, providing easy access in Central London.

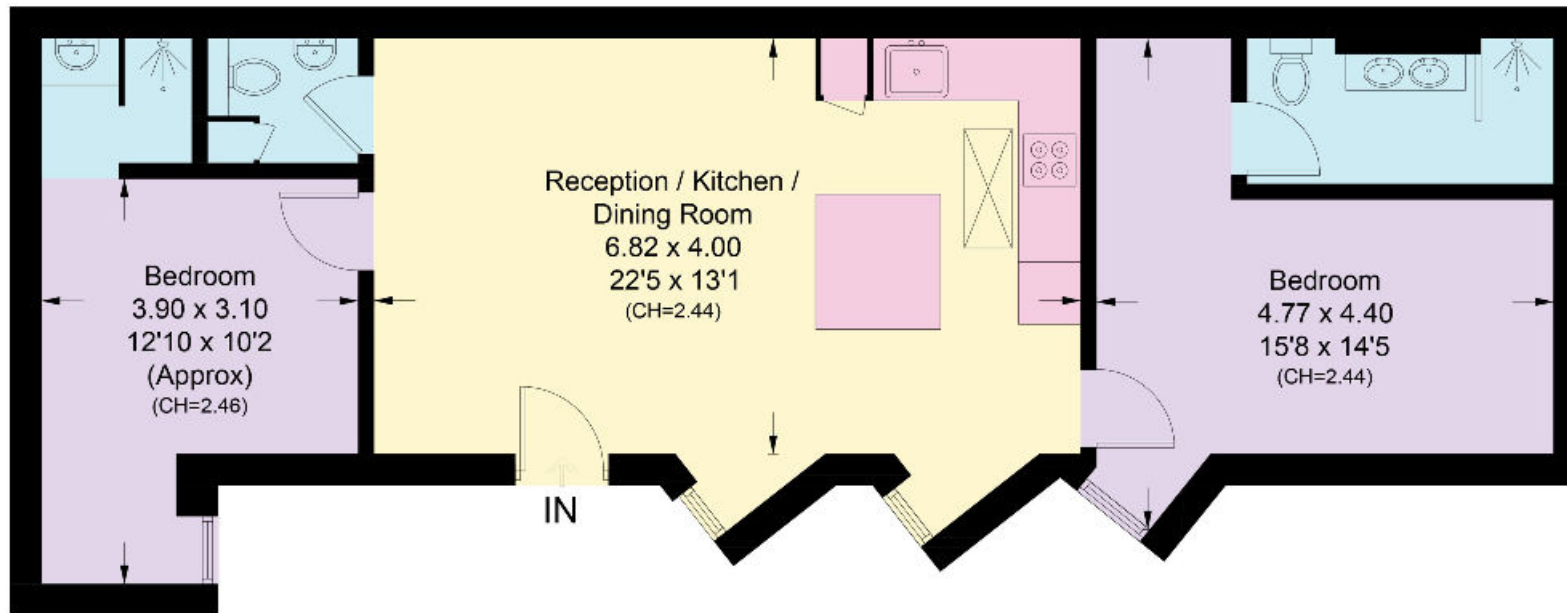




# The Bungalow, Grove End House NW8

**Approximate Gross Internal Floor Area  
61.8 sq m/665 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Tim Perks**  
+44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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