

Grove End Gardens, St John's Wood NW8



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A delightful one bedroom apartment located on the second floor of the prestigious Grove End Gardens in St John's Wood. Perfectly positioned for both comfort and convenience, this charming residence offers a quiet retreat in one of London's most sought-after neighbourhoods.

Upon entering, you are greeted by a spacious and light-filled living area with a bay window and ample space for dining. The well-appointed kitchen boasts modern appliances and ample storage, while the generously sized bedroom features built-in wardrobes, providing ample storage space. Adjacent is a tiled bathroom.



Guide price: £630,000

Tenure: Leasehold: approximately 123 years remaining

Service charge: £6,770 per annum, reviewed annually. The next review date is unknown. You should ensure that you or your advisors make your own inquiries.

Local authority: City of Westminster

Council tax band: D



Building amenities

Residents of Grove End Gardens benefit from an array of amenities, including a lift and a dedicated porter. Beautifully maintained communal gardens offer a peaceful haven for outdoor enjoyment.

Location

Situated near St John's Wood High Street, you will find an eclectic mix of boutique shops, cafes, and restaurants. Excellent transport links are provided by St John's Wood Underground Station (Jubilee Line), offering swift and easy access to Central London.





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**Approximate Gross Internal Floor Area
42.4 sq m / 456 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.



Second Floor

IN

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
knightfrank.co.uk

We would be delighted to tell you more
Tim Perks
+44 20 7871 5065
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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