



## Grove End Road, St John's Wood, NW8 £499,950 null

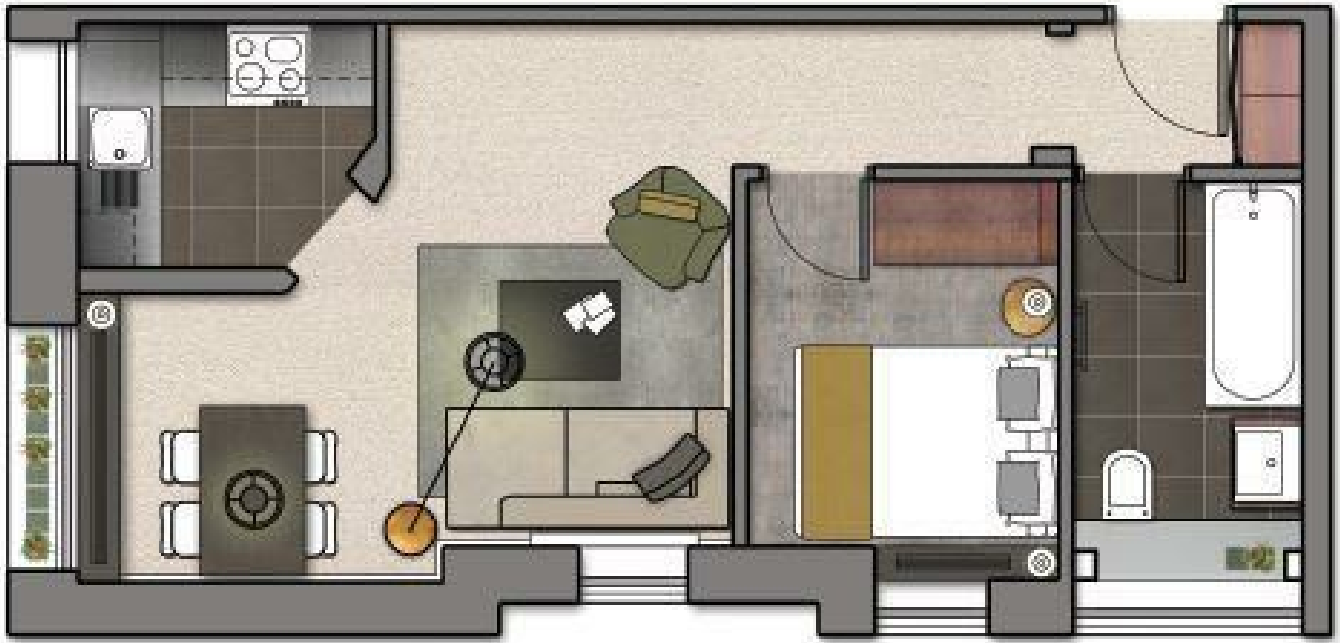
Heart of St John's Wood

Close to Local amenities

Easy walking distance to St John's Wood Tube.

Communal gardens





TOTAL AREA: 369 SQ\_FT . 343 SQ\_M

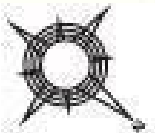
KITCHEN : 1.75M X 1.91M

LIVING ROOM AND DINING AREA: 3.7M X 4.65M

BEDROOM: 2.8M X 2.2M

BATHROOM: 2.4M X 1.6M

CUPBOARD: 0.48M X 1.0M



*Please note: All the above floor areas are subject to verification following completion. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 5%.*

## Property Overview

Location	St John's Wood, NW8
Price	Asking Price £499,950
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	null

## Key Features

- Communal garden
- One bedroom Property
- Porter
- Lift
- Ideal Pied de terre



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

