



GROVE END HOUSE, ST JOHN'S WOOD, LONDON, NW8 £495 PER WEEK FURNISHED

A well presented one bedroom flat situated on the third floor of this purpose built block well located for St John's Wood High Street and Underground station (Jubilee line). Grove End House benefits from use of a communal garden, portage and entrance phone. Please note a programme of external repairs is in progress which will involve a phased programme of scaffolding being erected to the building.

Bedroom | Bathroom | Reception Room | Kitchen | Communal Garden | Entrance Phone |
Porterage

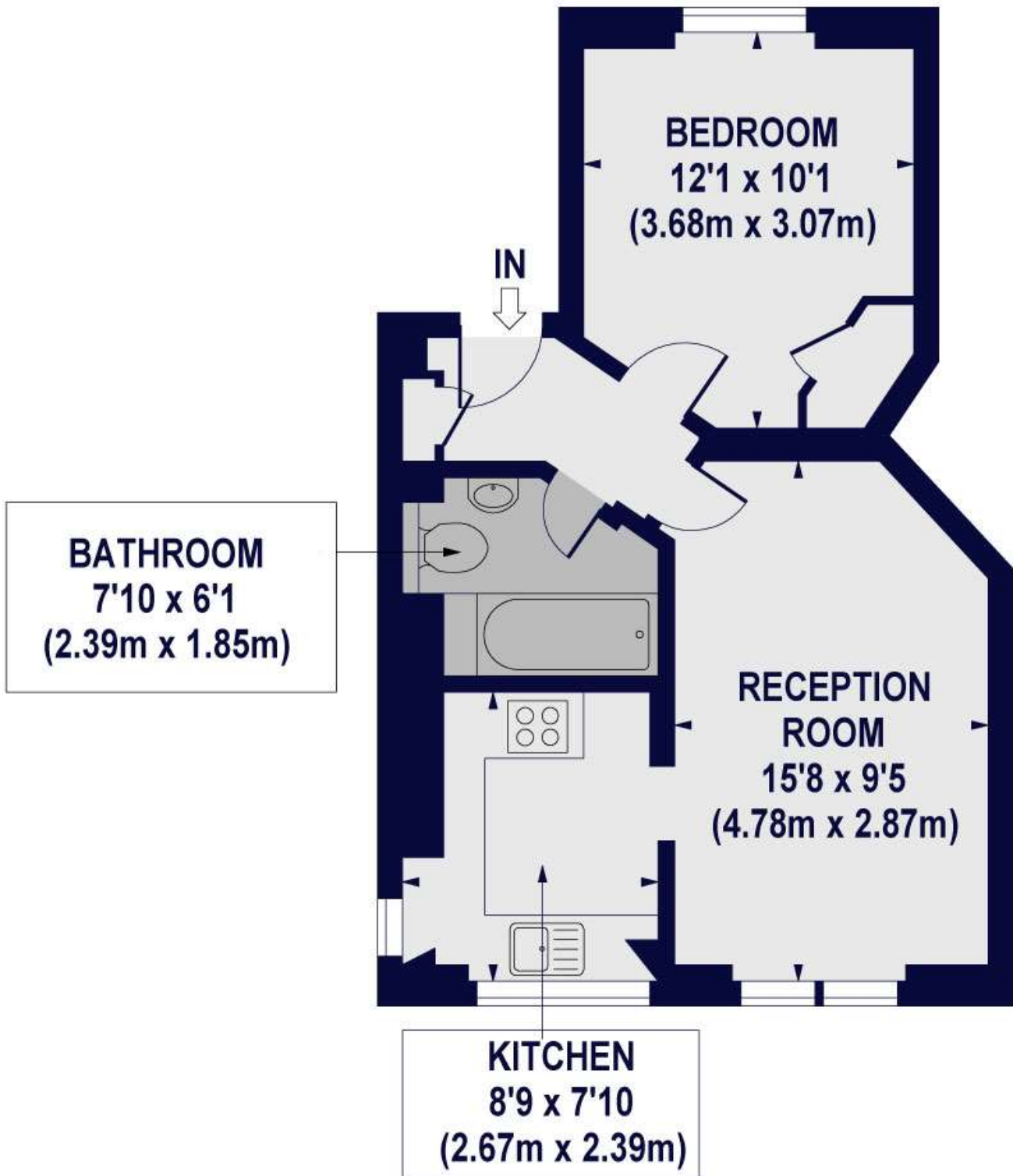
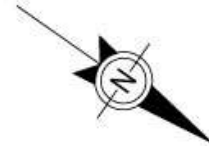
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GROVE END HOUSE, NW8
Approx. Gross Internal Floor Area 415 sq ft. / 38.60 sq.m



THIRD FLOOR

For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com Ref. No 24348
This floor plan should be used as a general outline for guidance only. 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		80	(69-80) C
(55-68) D	64		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>	

Tenancy Deposit: £2,475.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |

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