



## GROVE END HOUSE, ST JOHN'S WOOD, LONDON, NW8 £625,000 LEASEHOLD

A rare opportunity to purchase a two bedroom penthouse apartment, on the 8th floor of this red brick portered building on the west side of St John's Wood. This apartment has its own private terrace, with far reaching views across the London skyline.

Grove End House is a popular purpose-built block located on Grove End Road, which is a continuation of the world-famous Abbey Road with the Abbey Road Studios situated within a third of a mile.

Two Bedrooms | Bathroom | Reception Room | Kitchen | Terrace | Communal Garden | Portage  
| Passenger Lift | Leasehold - Additional 90 Years Will Be Added To Lease Term

**Winkworth**

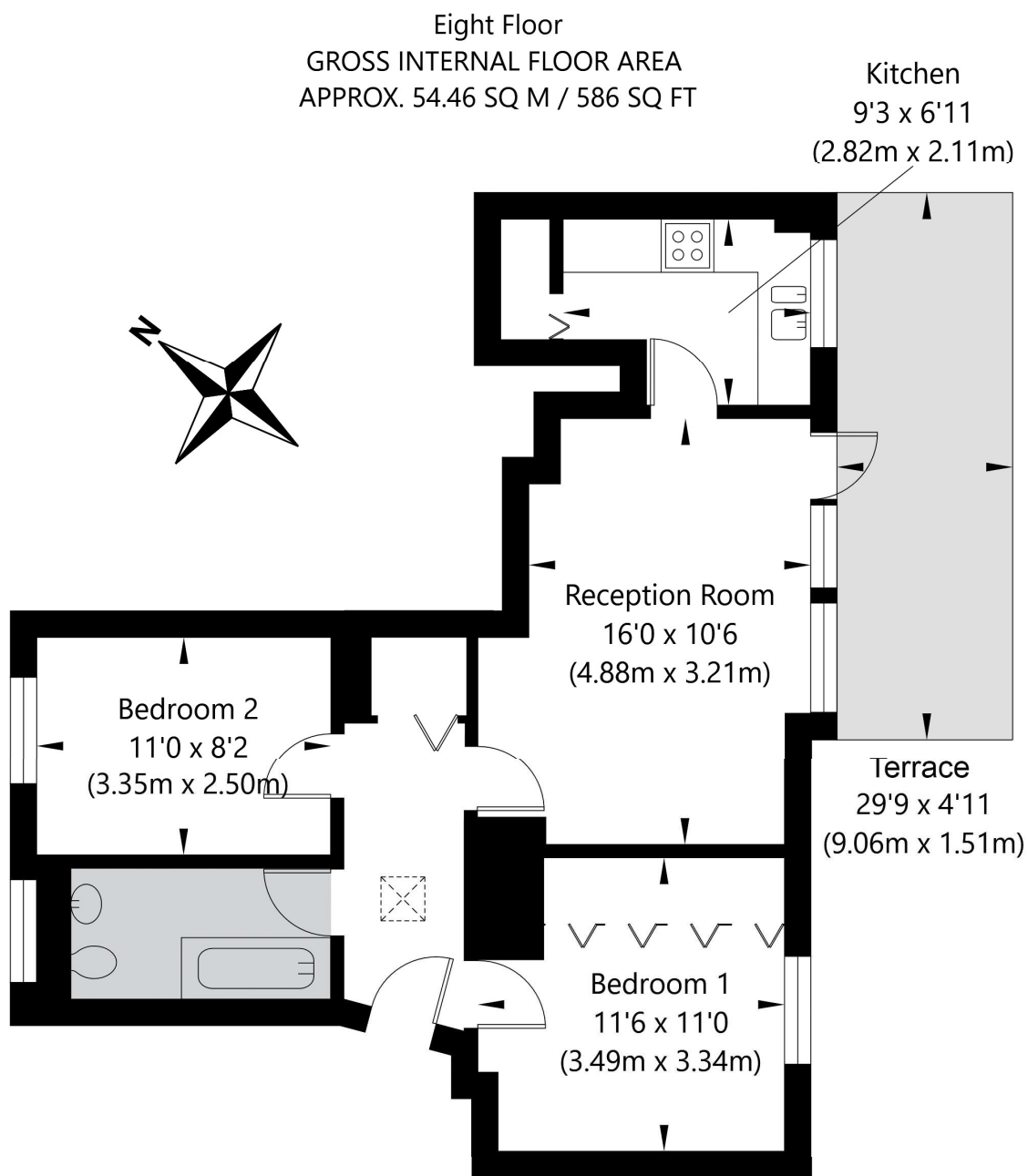
for every step...

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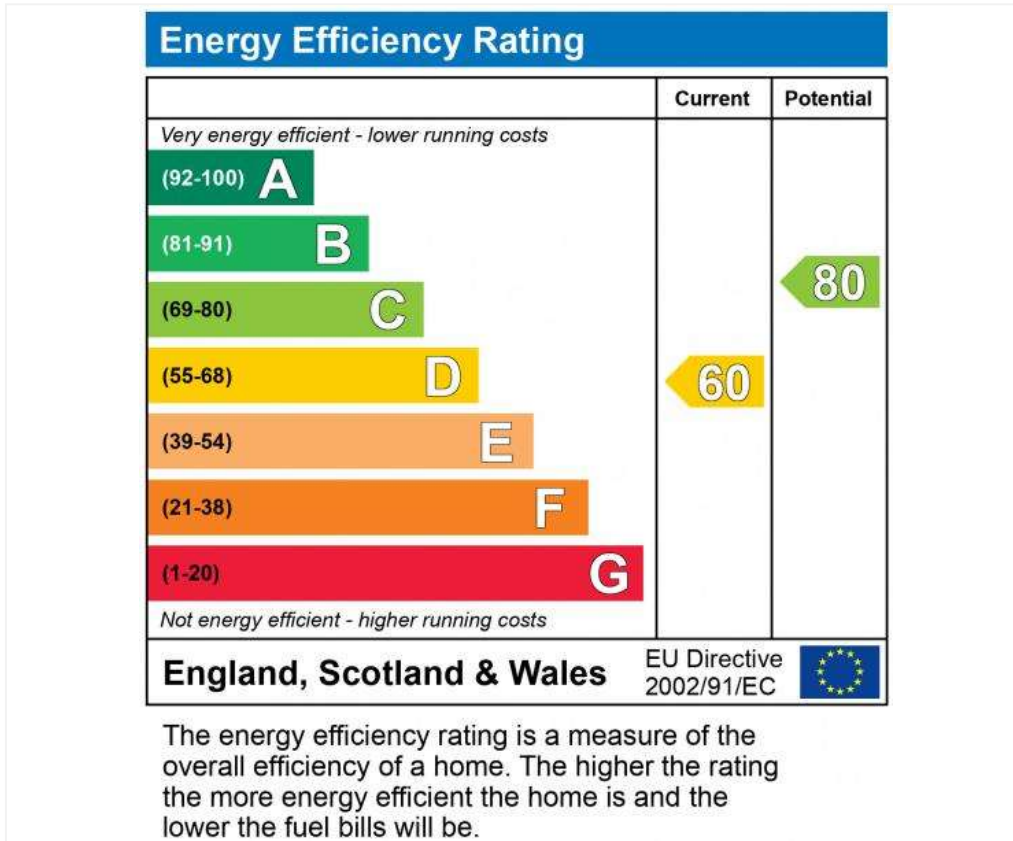


# Grove End House, Grove End Road, St John's Wood London NW8 9HN



APPROXIMATE GROSS INTERNAL FLOOR AREA 54.46 SQ M / 586 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.





**Tenure:** Leasehold

**Term:** Expires - 25/12/2121

**Service Charge:** £5,245.62 per annum

**Ground Rent:** £ 50 Annually (subject to increase)

**Council Tax Band:** D

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

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