



## GROVE HALL COURT, ST JOHN'S WOOD, LONDON, NW8 £895,000 LEASEHOLD

A spacious four-bedroom apartment, located on the fourth-floor of this popular red-brick development. The property is fully double-glazed throughout and further benefits from a separate kitchen, a family bathroom and an en-suite shower room. This secure, portered development is less than half a mile away from St John's Wood High Street and Underground Station (Jubilee Line) not to mention both Lord's Cricket Ground and Regent's Park.

Primary Double Bedroom With En-Suite Bathroom | Three Further Bedrooms | Family Bathroom  
| Kitchen | Reception Room | 24 Hour Portage | Leasehold

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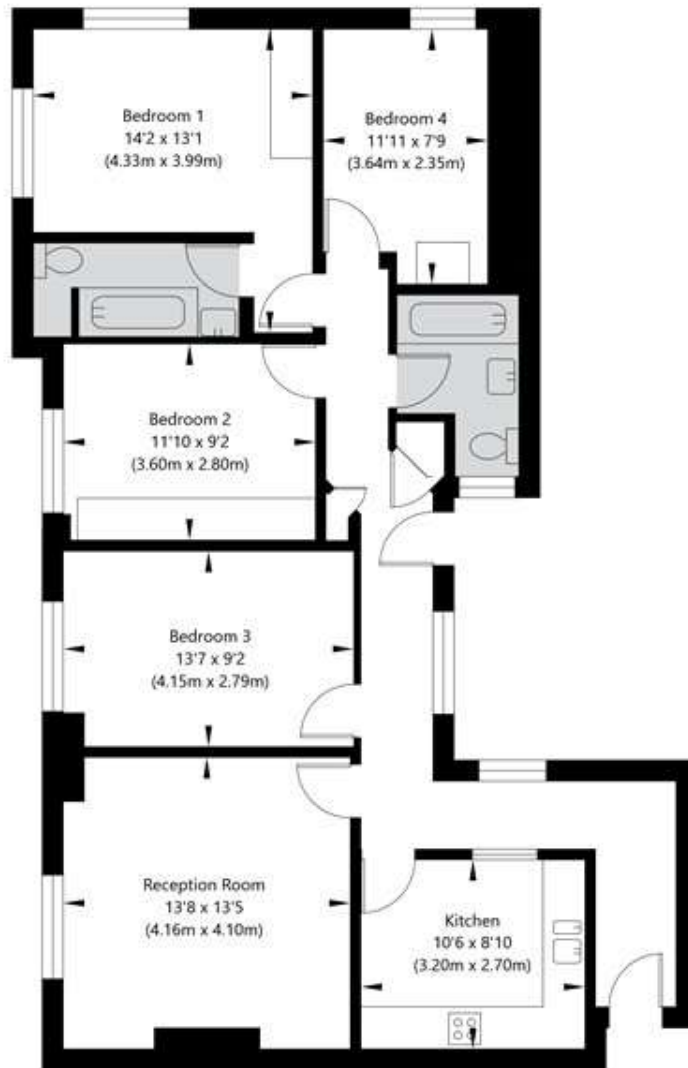
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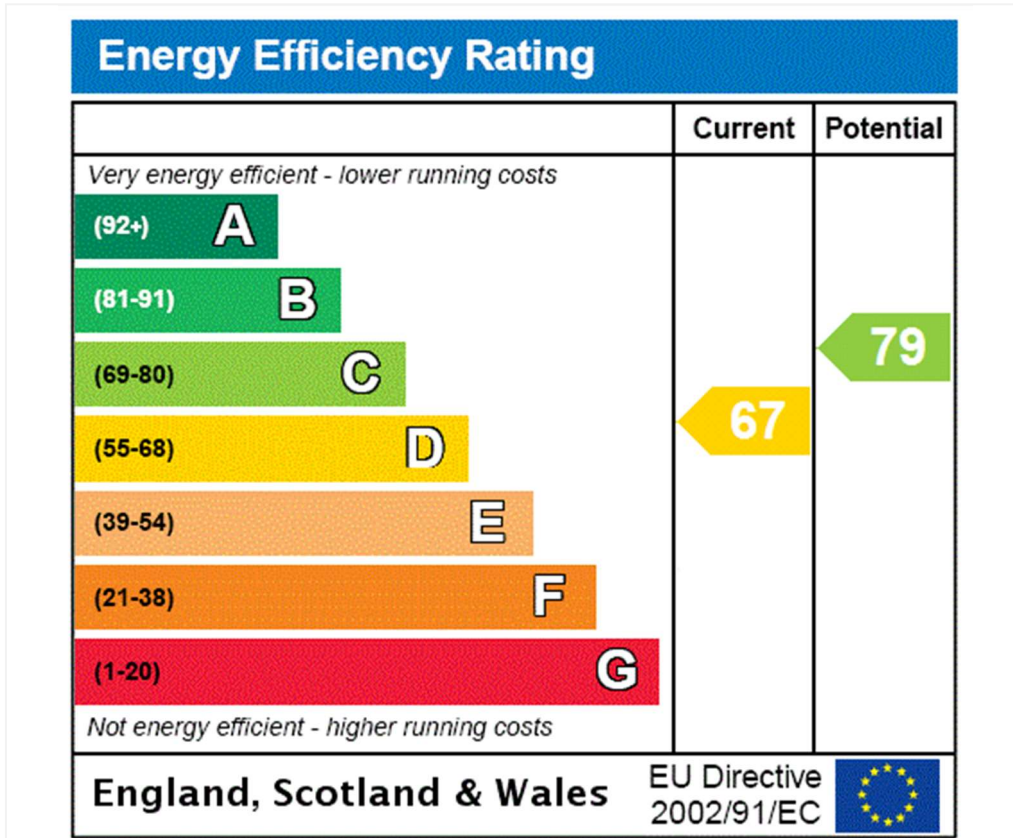
# Grove Hall Court, London NW8 9NR

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 97.3 SQ M / 1047 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 97.3 SQ M / 1047 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Leasehold

**Term:** Expires - 24/06/2076

**Service Charge:** £11,543 per annum (Includes Reserve Fund Contribution of £3,140 per annum, and Heating and Hot Water)

**Ground Rent:** £250 Annually (subject to increase)

**Council Tax Band:** G

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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