



One-Bedroom Apartment with Private Entrance – St John's Wood

Set within a well-presented development with 24-hour concierge and landscaped communal gardens, this ground floor apartment is just a short walk (0.2 miles) from St John's Wood Underground Station.

The flat offers a bright and generously sized reception with wooden flooring, a sleek open-plan kitchen, and a modern bathroom. A private entrance adds to the appeal.

The property is available now, with the option of being furnished or unfurnished. Heating and hot water are included within the rent.

Council Tax Band: E

Local Authority: City of Westminster

**Grove End Road**

**NW8 9LL**

**£625 Per Week**

**Subject to Contract**

# FOXGREGORY



## Grove End Garden, 33 Grove End Road, London, NW8

Approximate Gross Internal Floor Area = 66.0 sq m / 711 sq ft

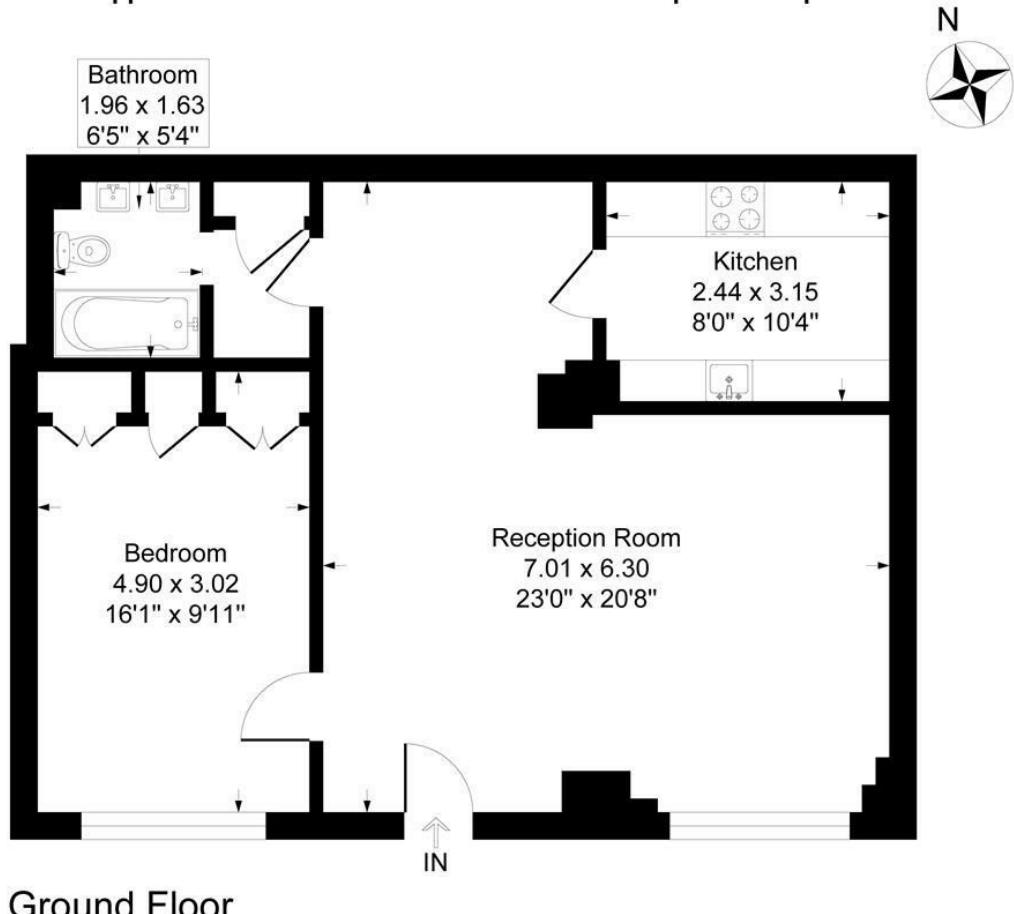
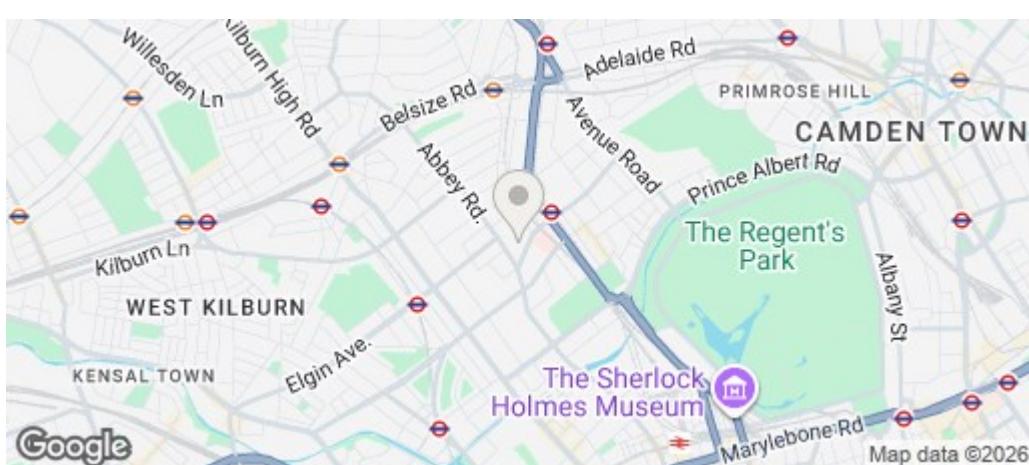


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		