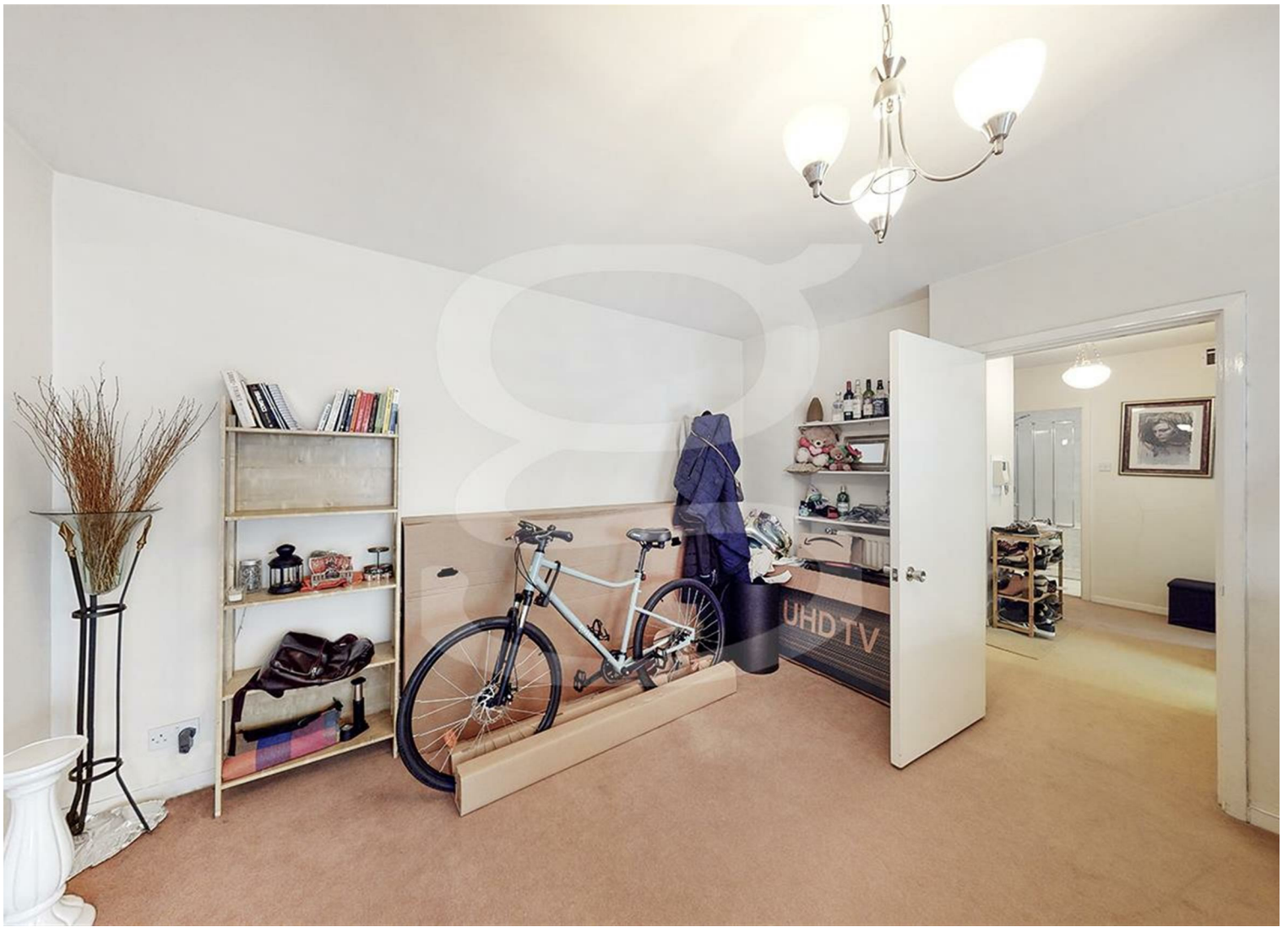
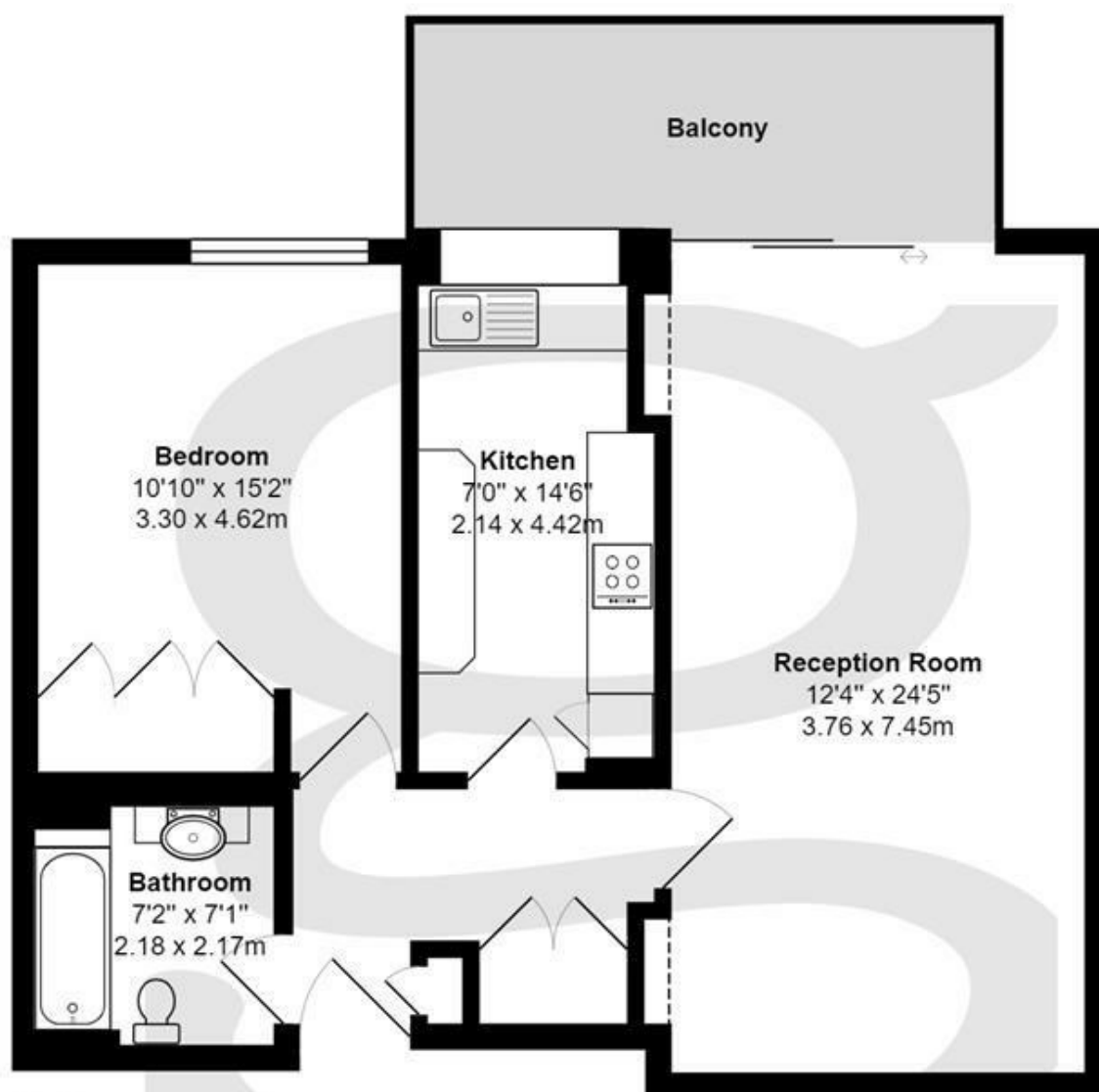




## Grove End Road, St Johns Wood, NW8 £815,000 Subject to contract

A wonderful bright apartment (measuring 731 sq ft/ 67.9 sq m) situated within this sought after portered purpose built building in St John's Wood moments from Lords Cricket Ground. The property is situated on the fourth floor and comprises a bright and spacious reception room, separate kitchen, double bedroom, bathroom and a private balcony. Further benefits include two passenger lifts, excellent portering, communal heating & hot water and an underground allocated parking space. Century Court is located 0.5 mile from St Johns Wood tube station (Jubilee Line) which provides access to the heart of the West End and Canary Wharf. Regents Park is located 0.3 miles from the apartment which boasts a beautiful boating lake and 410 acres of parkland.





Century Court, Grove End Road, NW8

Total Area: 731 ft<sup>2</sup> ... 67.9 m<sup>2</sup> (excluding balcony)

Floor plans are for identification and guideline purposes only, not to scale  
Compliant RICS code of measuring practice

## Property Overview

|                            |   |
|----------------------------|---|
| <b>Location</b>            | St Johns Wood, NW8                            |
| <b>Price</b>               | Asking Price £815,000                         |
| <b>Bedrooms</b>            | 1   |
| <b>Bathrooms</b>           | 1   |
| <b>Receptions</b>          | 1   |
| <b>Tenure</b>              | Leasehold - Share of Freehold                 |
| <b>Council</b>             | Westminster                                   |
| <b>Tax Band</b>            | F   |
| <b>Current Ground Rent</b> | TBC   |
| <b>Service Charge</b>      | Approx £5,200 per annum                       |
| <b>Term</b>                | Share of Freehold - 999 years from 20/03/2013 |

## Key Features

- Reception Room
- Separate Kitchen
- Double Bedroom
- Bathroom
- Porter
- Balcony
- 2 Passenger Lifts
- Underground Parking
- Great Location
- Close to Transport Links



## 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 |           |           |
|   | <b>78</b> | <b>80</b> |

**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 |           |           |
|   | <b>80</b> | <b>81</b> |

**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).

