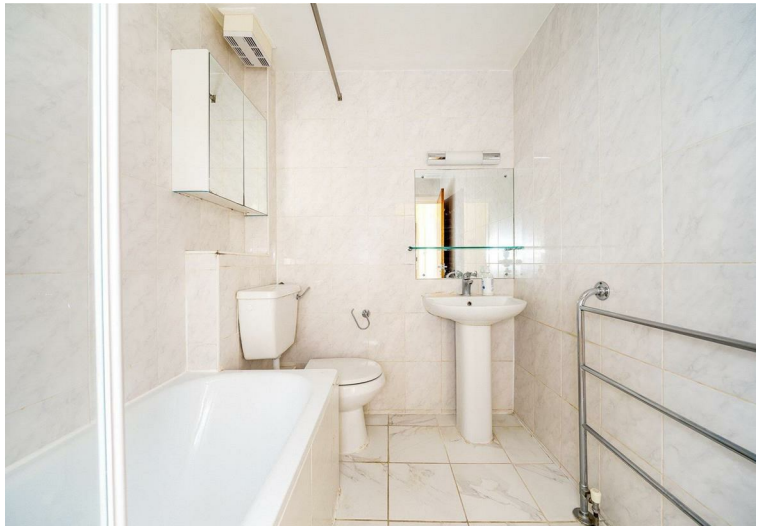




Grove End Road, St Johns Wood, NW8 £748,250 Subject to contract

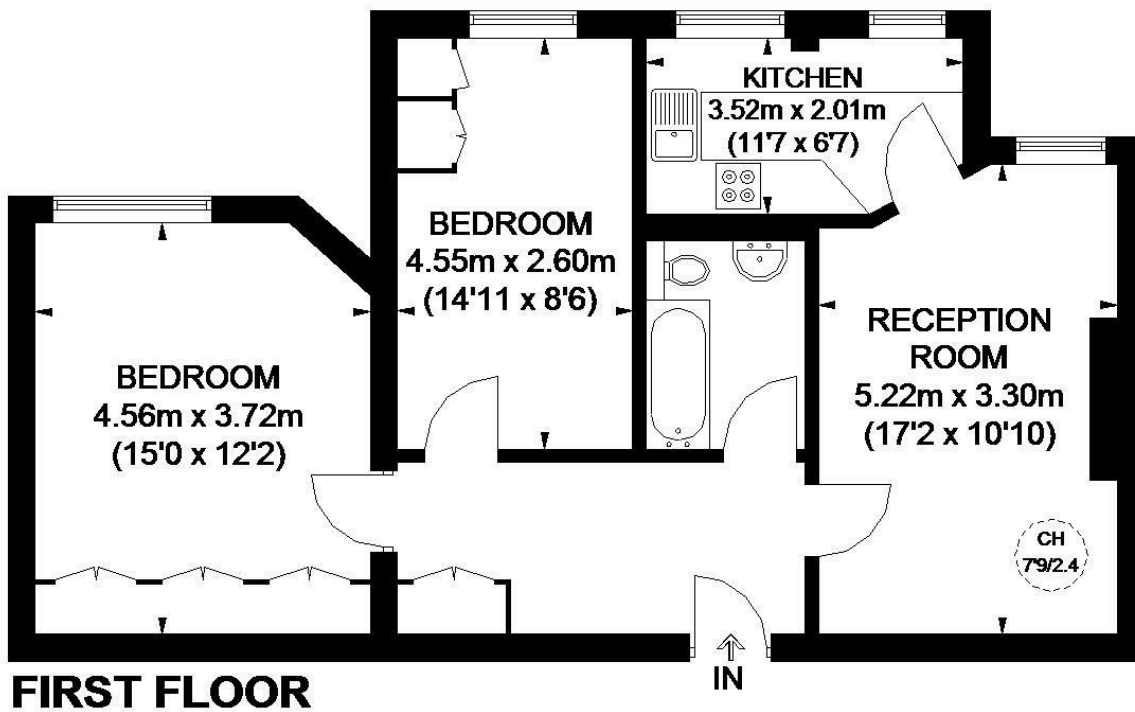
Offered for sale, measuring approximately 730 sq.ft. is this bright two bedroom apartment in need of total modernisation situated within a prestigious portered block in the heart of St. John's Wood. The property is situated on the first floor and comprises a reception room, separate kitchen, two bedrooms and bathroom. Benefits include a passenger lift, porter, communal gardens and off street parking on a first come first served basis. Located on Grove End Road, the property is within easy reach of the boutiques, pavement cafes and restaurants of St John's Wood High Street and Little Venice, with Lord's Cricket Ground around the corner and the beautiful surroundings of Regent's Park also close by. The nearest tube station is St John's Wood (Jubilee line).



ADDISON HOUSE



APPROXIMATE GROSS INTERNAL AREA
730 SQ. FT. (67.8 SQ. M.)



Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £748,250
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	E
Current Ground Rent	Approx £50 Per Annum
Service Charge	Approx £3380 Per Annum
Term	Approx 986 Years Remaining

Key Features

- 2 Bedrooms
- Bathroom
- Porter
- Passenger Lift
- Communal Gardens
- Great Location
- Close to Transport Links
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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).

