



## Greville Road, London, NW6 £699,950 Subject to contract

A well presented and larger than average one bedroom apartment with impressive high ceilings situated within a period conversion. The property is situated on the raised ground floor and comprises a bright and spacious large 19.5 ft x 16 ft reception room with stunning views overlooking the communal garden, separate kitchen, double bedroom and bathroom Greville Road is ideally located on the borders of both St John's Wood and Maida Vale, 0.6 miles from Maida Vale Underground Station (Bakerloo Line) and 0.8 miles from St John's Wood Underground Station (Jubilee Line). The apartment is also located within close proximity to local amenities and bus stops which provide both convenient and efficient access to the West End.




# Greville Road, NW6

Gross Internal Area (approx) = 83.7 sq m / 901 sq ft  
For identification only. Not to scale.

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 = Reduced headroom below 1.5m / 5'0



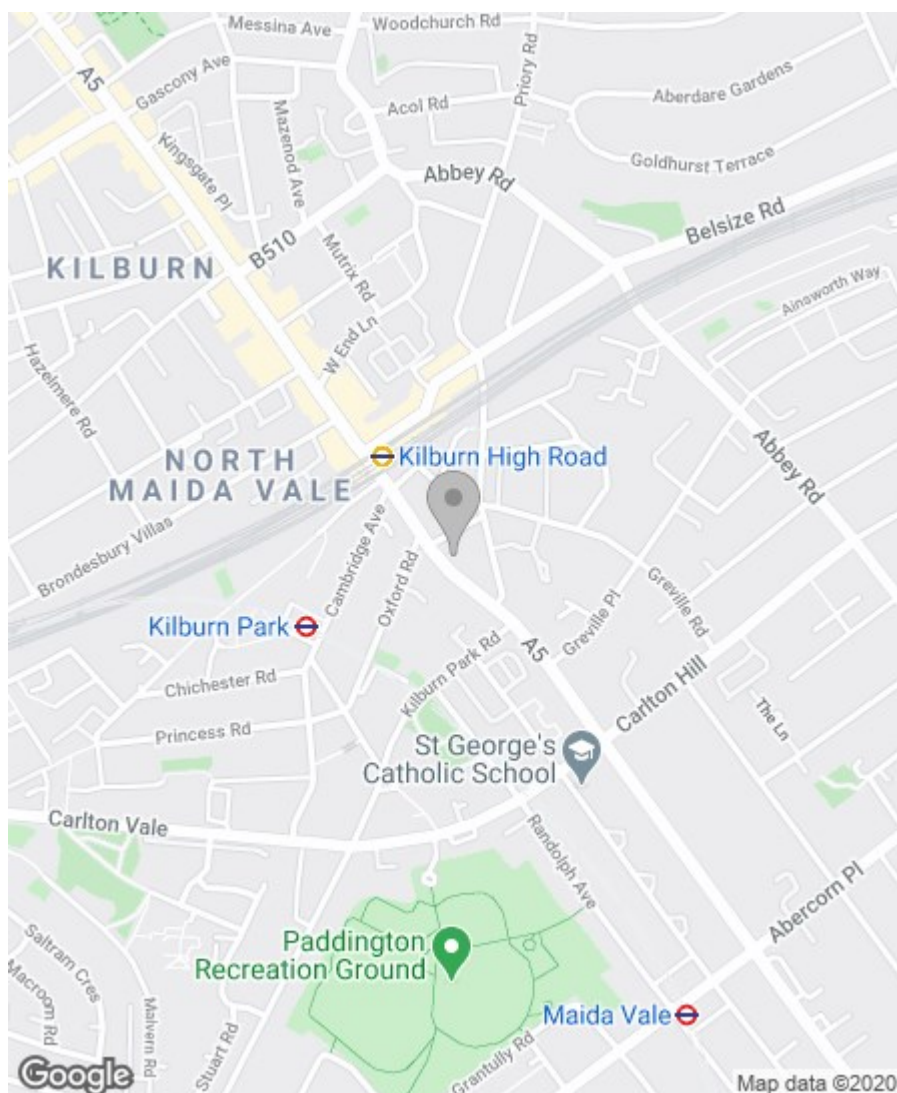
## Raised Ground Floor

## Property Overview

Location	, NW6
Price	Asking Price £699,950
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Camden
Tax Band	D
Current Ground Rent	A Peppercorn
Service Charge	Approx £2,060 Per Annum Share of Freehold
Term	

## Key Features

- Double Bedroom
- Bathroom
- Large Reception Room
- High Ceilings
- Communal Gardens
- Separate Kitchen
- Close to Transport Links
- Chain Free



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**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).

