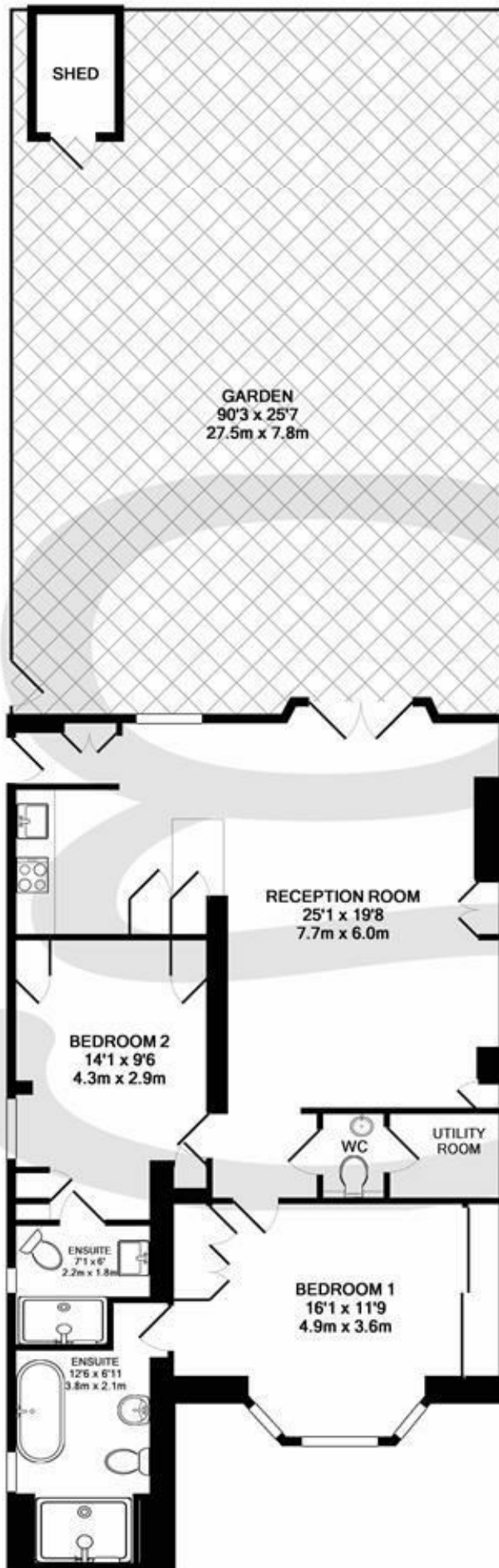


Greville Road, London, NW6 £925,000 Subject to contract

A beautifully presented garden apartment situated within a period conversion benefiting from its own private entrance. The property is situated on the ground floor and comprises a bright and spacious open plan kitchen/reception room master bedroom with en-suite bathroom, second double bedroom with en-suite shower room, guest cloakroom, utility room and private garden. 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
 TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)

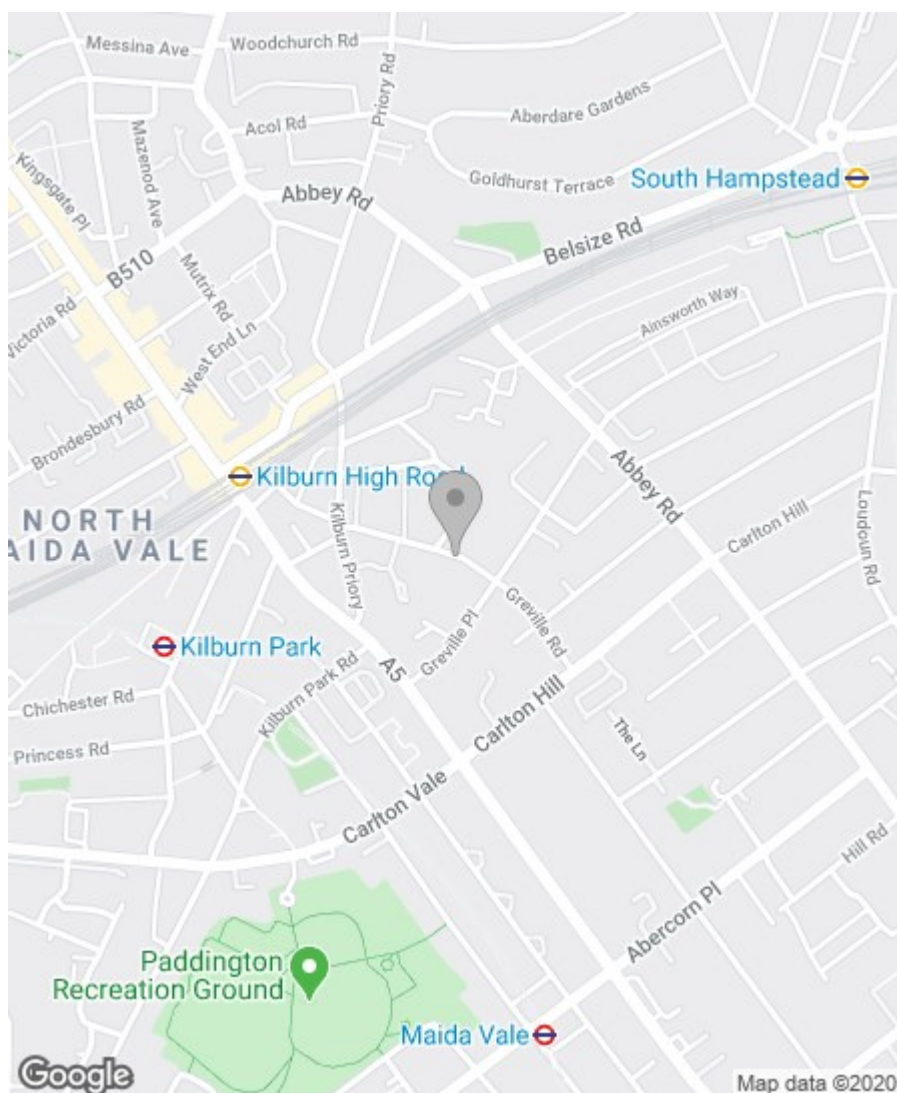
Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited. Made with Metropix 62019

Property Overview

Location	, NW6
Price	Asking Price £925,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Camden
Tax Band	D
Current Ground Rent	TBC
Service Charge	Approx £540 Per Annum
Term	Approx 100 Years Remaining

Key Features

- 2 Bedrooms
- Bathroom
- Shower Room
- Guest Cloakroom
- Wooden Floors
- Open Plan Kitchen
- Reception Room
- Close to Transport Links
- Private Garden
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(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		
(69-80) C		
(55-68) D	55	62
(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).

