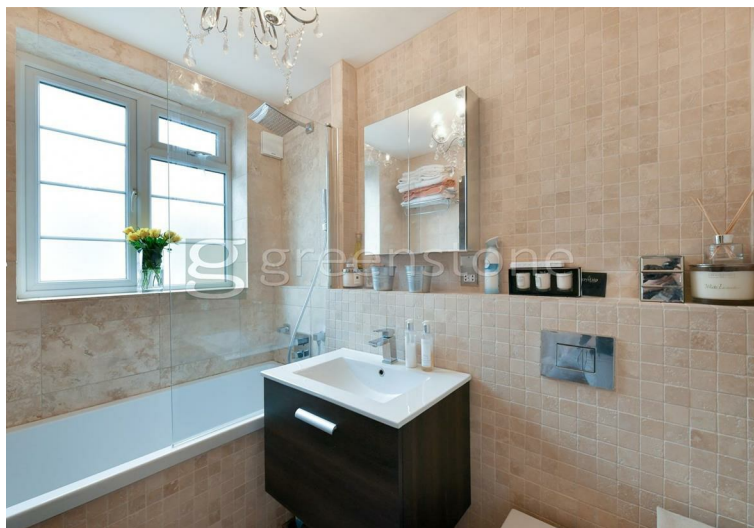




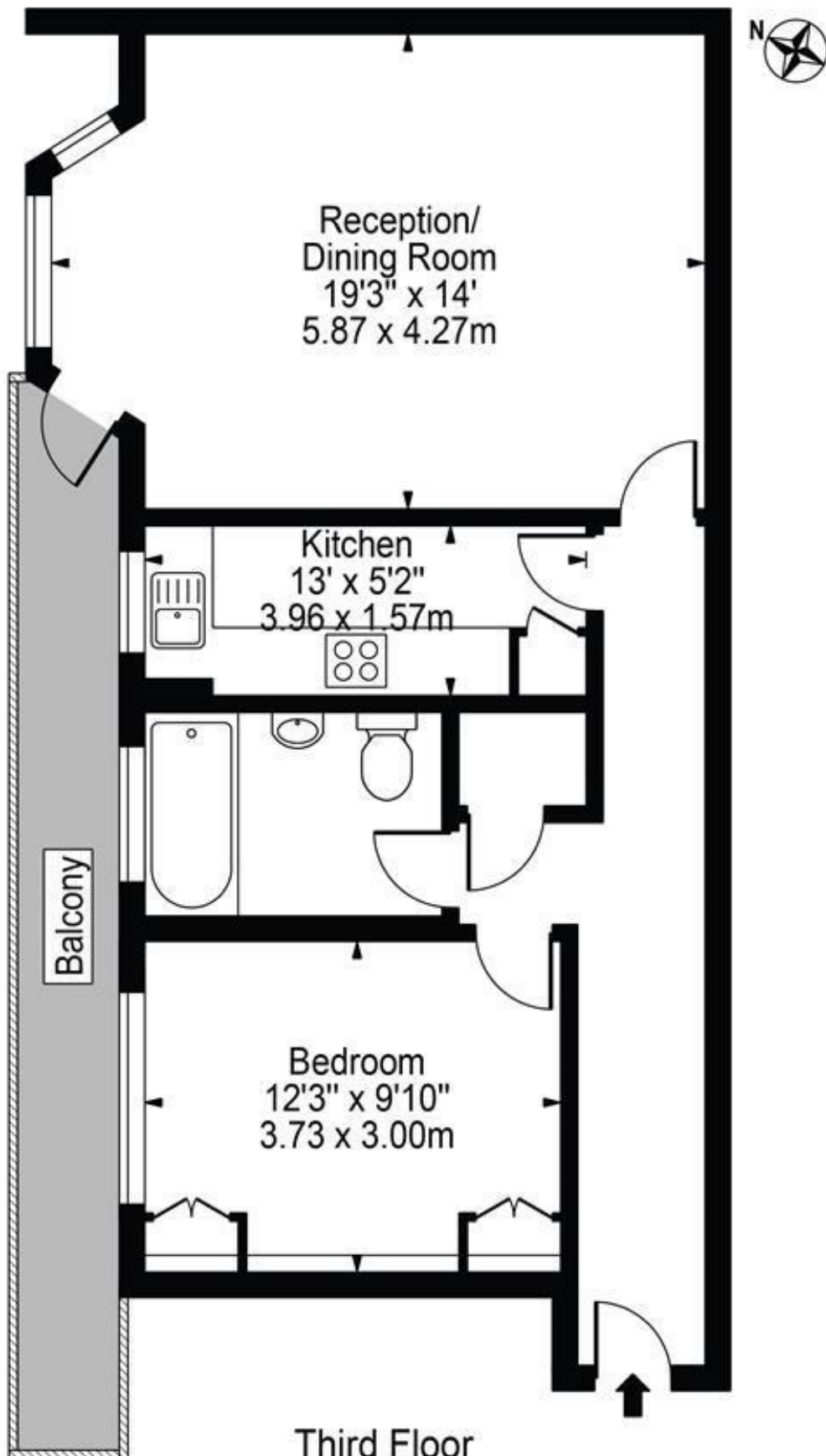
## **Greville Hall, Greville Place, NW6 £525,000 Subject to contract**

A beautifully presented one bedroom apartment of circa 633 sq ft in the ever popular Greville Hall. Situated on the third floor of a portered purpose built block, the property benefits from generous entertaining space and an abundance of natural light. The accommodation comprises a large reception room with access onto a private balcony, entrance hallway with built in storage, separate fully fitted kitchen, a double bedroom and family bathroom. Greville Hall is located off Maida Vale, close to all the local shopping and transport facilities of Maida Vale, St John's Wood and Kilburn High Road. Transport links are at St John's Wood (Jubilee Line - 1 mile), Maida Vale (Bakerloo Line - 0.5 miles), Kilburn High Road (London Overground - 0.3 miles) and within walking distance to The American School in London (1 mile).



# Greville Hall

Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



For Illustration Purposes Only - Not To Scale

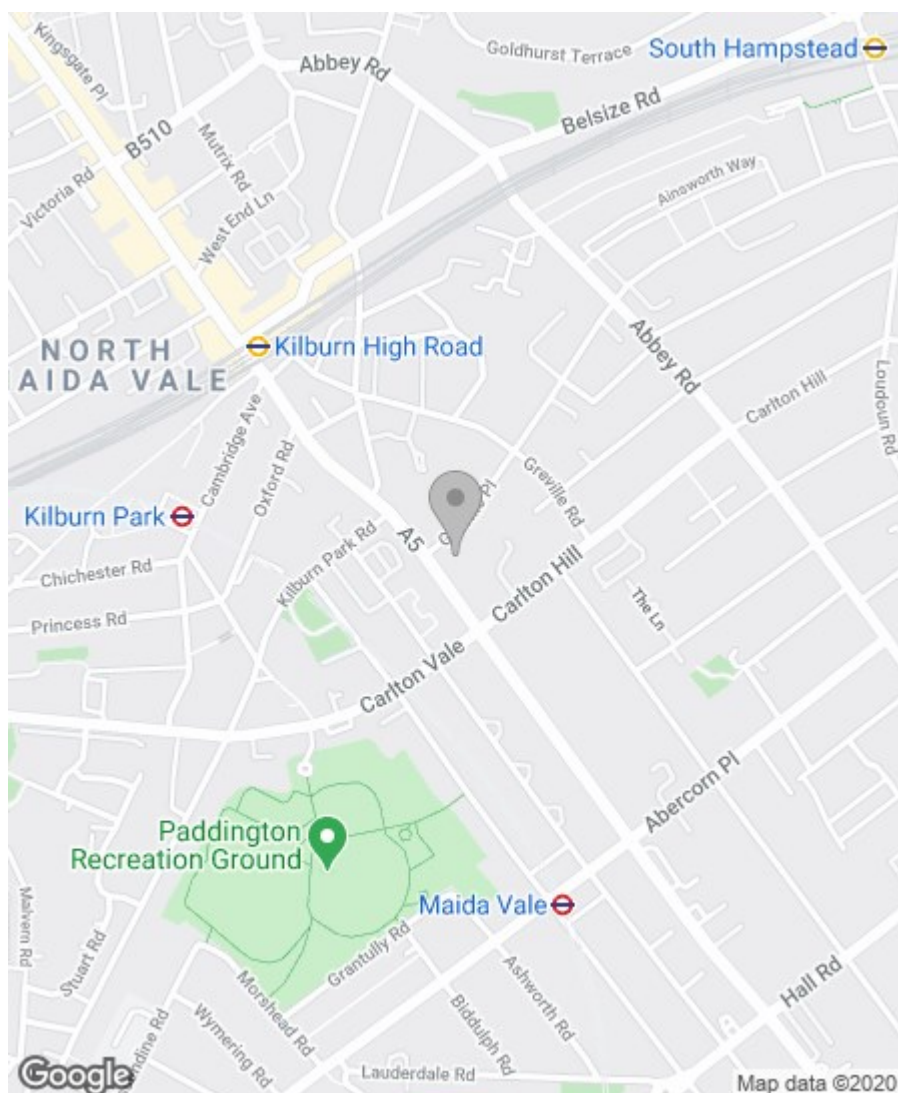
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

<b>Location</b>	, NW6
<b>Price</b>	Asking Price £525,000
<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>	D
<b>Current Ground Rent</b>	Approx £50 Per Annum
<b>Service Charge</b>	Approx £3000 Per Annum Share of Freehold
<b>Term</b>	

## Key Features

- One Bedroom
- Bathroom
- Separate Kitchen
- Balcony
- Passenger Lift
- Great Location
- Close to Transport Links
- Share of Freehold



## 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		
	50	59

**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		
	42	51

**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).