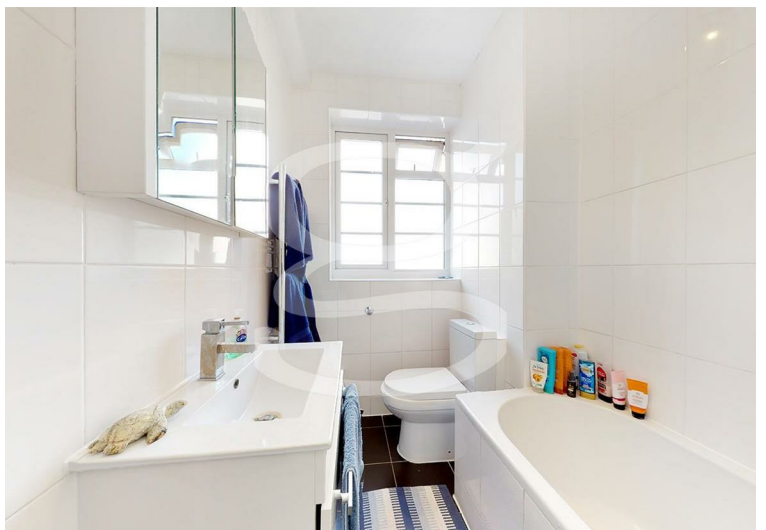
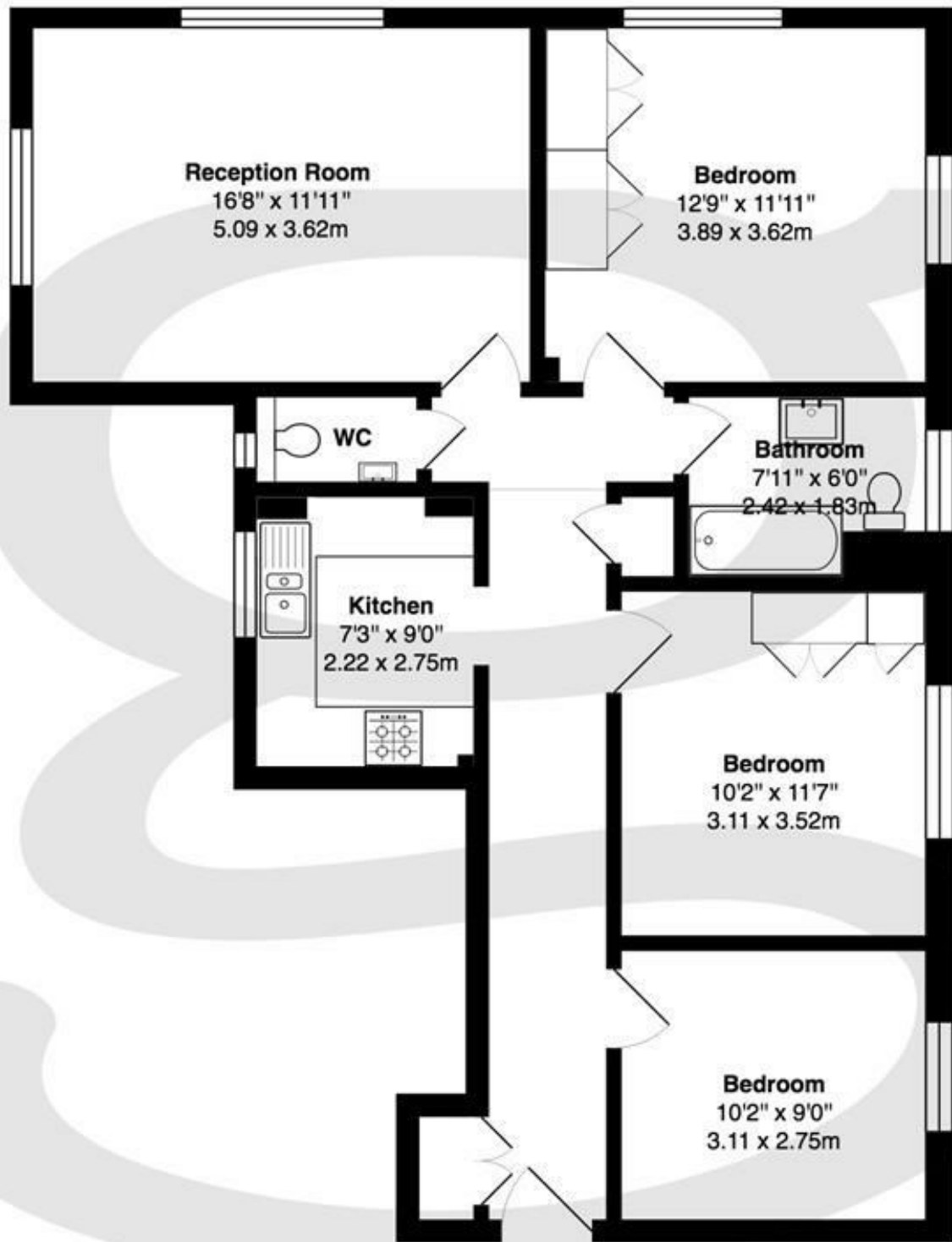




## Greville Hall, Greville Place, NW6 £750,000 Subject to contract

A beautifully presented apartment of circa ( 872 sq ft / 81 sq m ) in the ever popular Greville Hall. Situated on the second 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, separate fully fitted kitchen, three bedrooms, family bathroom, guest cloakroom and an allocated parking space. Further benefits include double glazing throughout, a passenger lift, communal heating and hot water, portage and a communal garden. 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, Greville Place NW6

Total Area: 81.1 m<sup>2</sup> ... 872 ft<sup>2</sup>

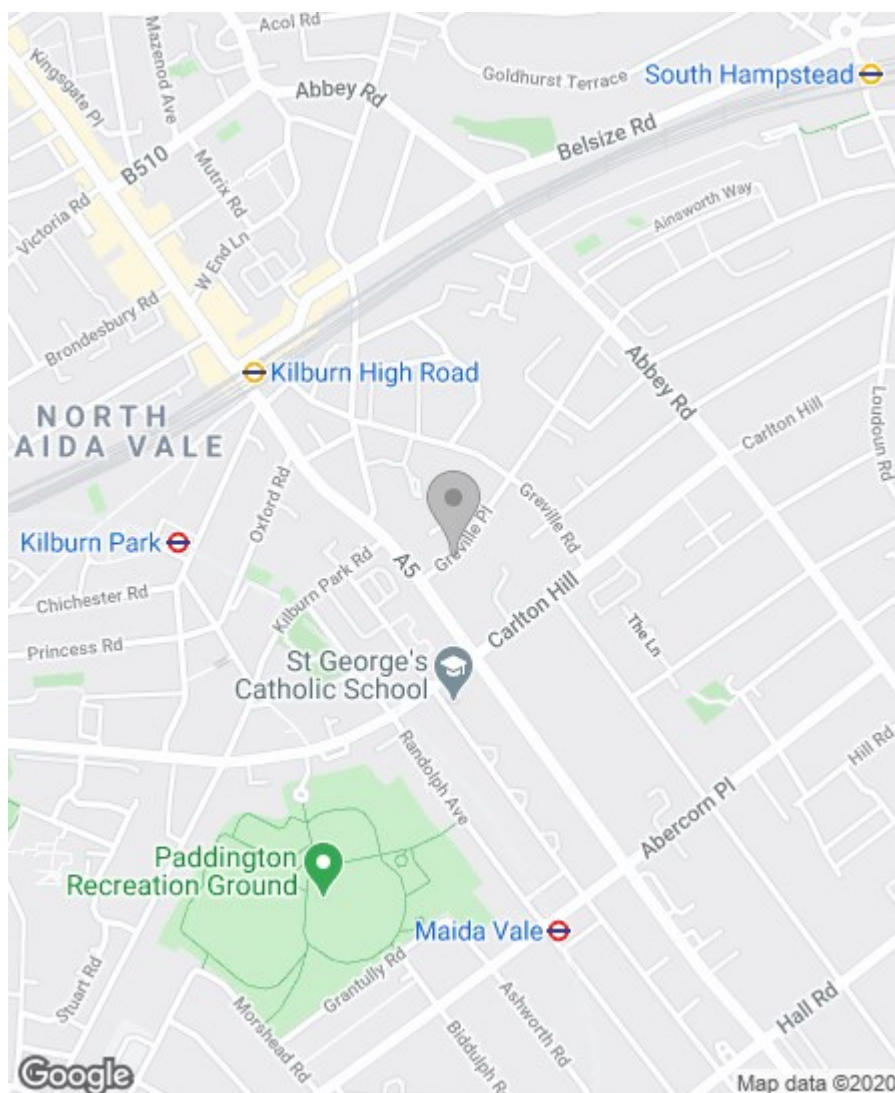
Floor plans are for identification and guideline purposes only, not to scale  
Compliant RICS code of measuring practice

## Property Overview

Location	, NW6
Price	Asking Price £750,000
Bedrooms	3
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster.
Tax Band	F
Current Ground Rent	Approx £55 Per Annum
Service Charge	Approx £4,950 Per Annum (Including Reserve Fund)
Term	Share of Freehold

## Key Features

- 3 Bedrooms
- Family Bathroom
- Guest Cloakroom
- Reception Room
- Separate Fitted Kitchen
- Passenger Lift
- Allocated Parking Space
- Communal Garden
- 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>		
(69-80) <b>C</b>		78
(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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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).

