

Grove End Road, London, NW8 9EL

Offers In Excess Of  
**£320,000**  
Subject to Contract

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>		

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>		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

- Large studio room
- Bathroom
- concierge
- Hot waters included

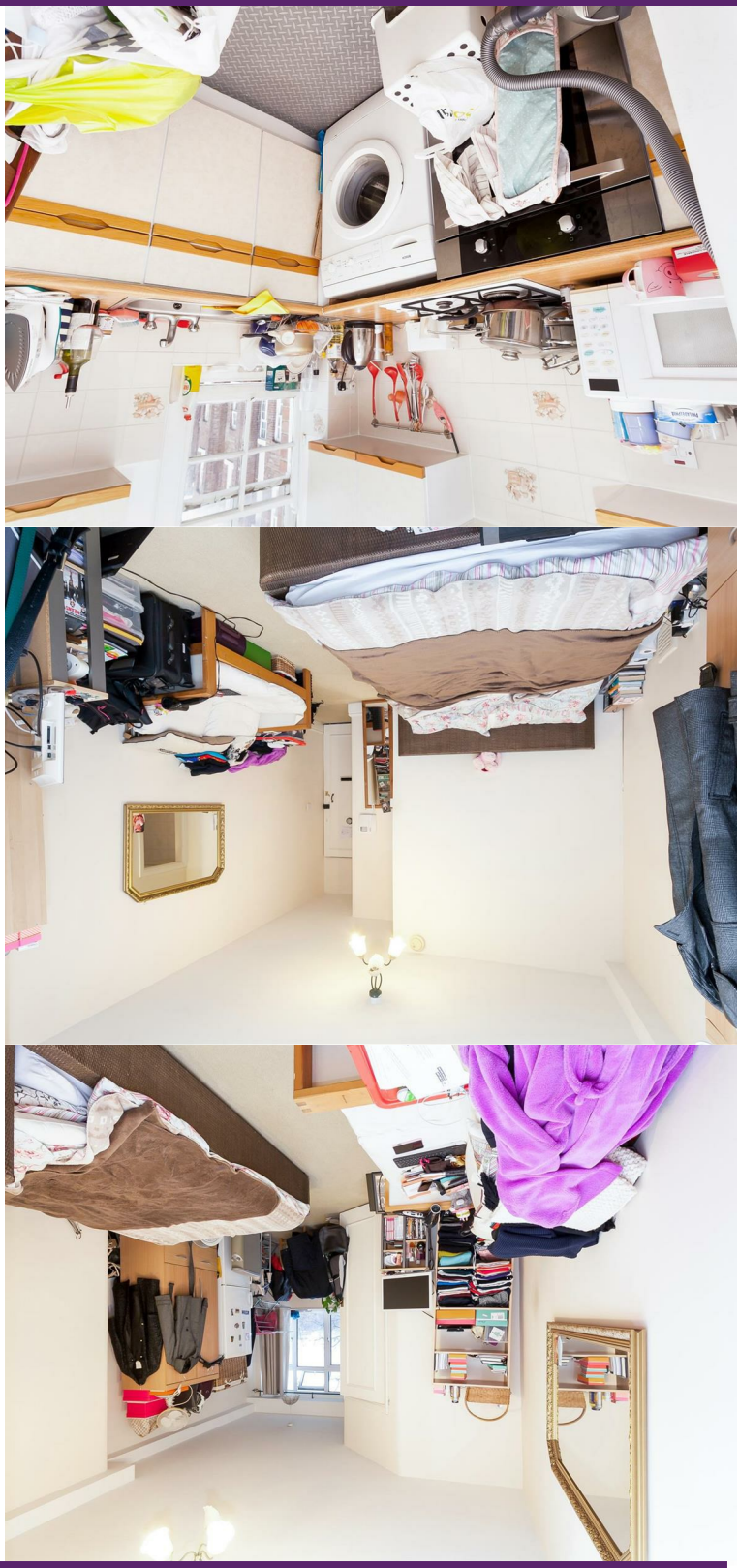
- Separate kitchen
- Communal gardens
- Lift
- Entry-phone access



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamerlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



**Grove End Road, NW8 9EL**

In the heart of St Johns Wood... perfect buy to let or pied-a-terre, a studio of 290sq" on the third floor of this impressive purpose built block entered via entry-phone access with lift and a concierge. The apartment over looks a well maintained centrally located communal gardens, with separate kitchen and tiled bathroom combined W.C, and the added benefit of off street parking for vendors.

Situated off Grove End Road within a few minutes walk of St Johns Wood (Jubilee Line) tube, variety of shops, bars/cafes, restaurants and alternative transport facilities.

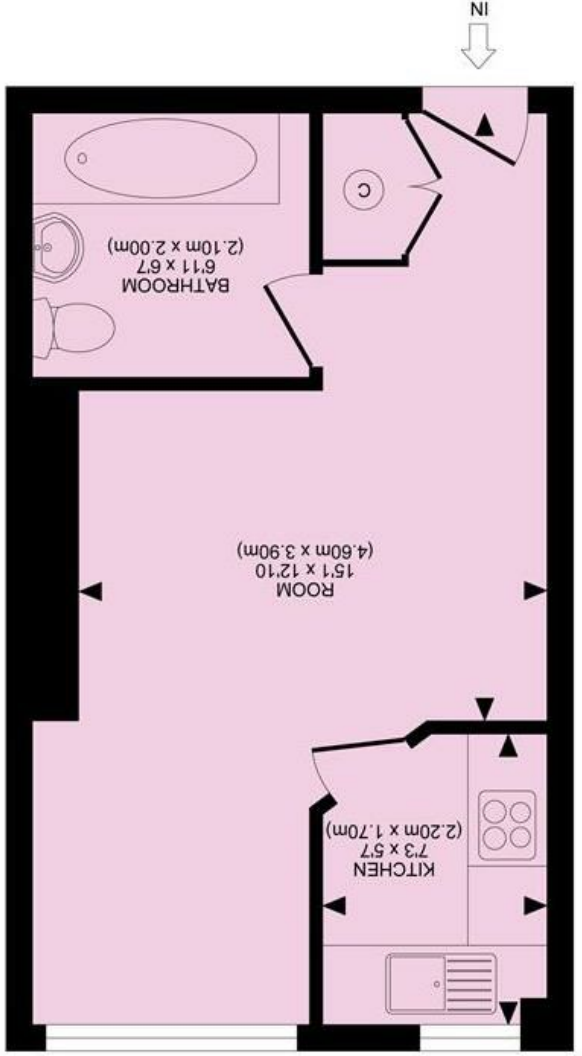
Tel: +44 (0)2 8960 9988  
 Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk  
 warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



ADDITION HOUSE GROVE END ROAD, NW8  
 THIRD FLOOR  
 TOTAL APPROX. FLOOR PLAN AREA 290 SQ.FT. (27 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
 www.zentuvo.co.uk

