



**72 Grove End Gardens, Grove End Road,
St John's Wood, London, NW8**

£775 per week

Unfurnished

Grove End Gardens, Grove End Road, St John's Wood, London, NW8

A recently refurbished, bright and spacious (936sqft / 87sqm) apartment with 2 DOUBLE bedrooms and a large modern fitted kitchen. The flat is positioned on the raised ground floor of this mansion block - and features 24hour concierge portorage, communal heating and hot water and lovely communal gardens.

St John's Wood Underground Station (Jubilee Line) is within 200 meters and the boutique shops, cafes and restaurants of St John's Wood High Street 100 meters beyond.

Please note: A program of maintenance works is ongoing throughout late 2023 - mid 2024 and will involve the erection of scaffolding in certain sections of Grove End Gardens for short periods. Please ask for further details. EPC: D

Local Authority: Westminster

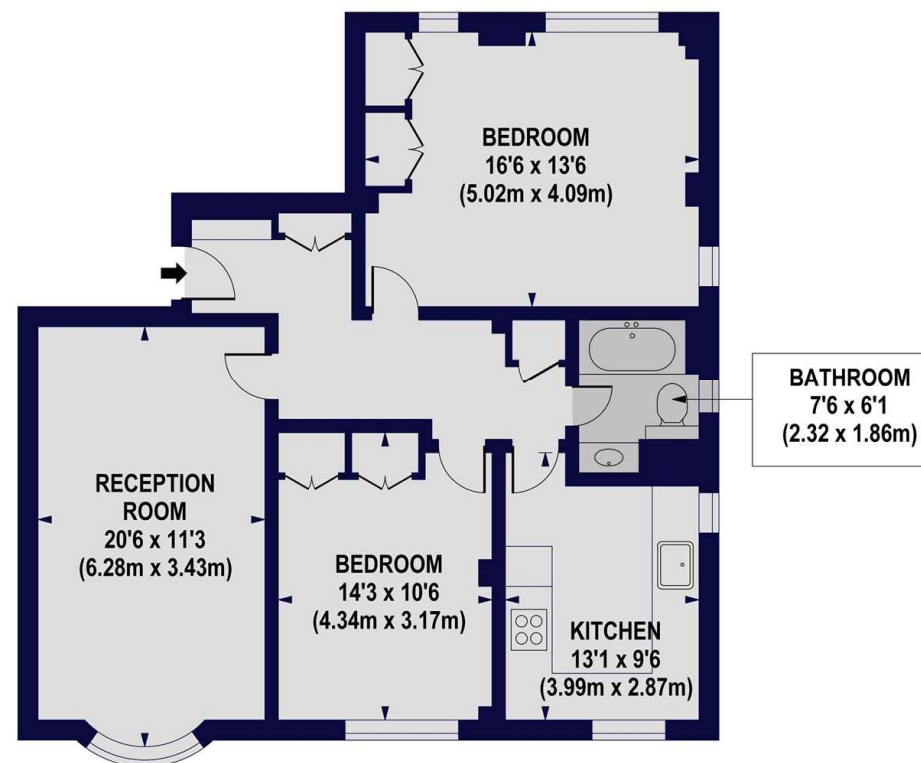
Council Tax Band: F

- Two Double Bedrooms
- Bathroom
- Large Reception Room
- Large Fitted Kitchen
- 24hr Porterage
- Communal Hot Water & Heating
- Entrance Phone
- Passenger Lifts
- Communal Gardens



GROVE END GARENS, NW8 9LN

Approx. Gross Internal Floor Area 915.04 sq ft. / 85.01 sq.m



GROUND FLOOR

For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com Ref: No.34049
This floor plan should be used as a general outline for guidance only. 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.





Laurence Leigh Residential

60 Queens Grove
St Johns Wood
NW8 6ER

T: 020 7483 0101
E: info@laurenceleigh.com
www.laurenceleigh.com

Company Registered Number: 6304836.
Registered Office Address 40 Queen Anne Street, London, W1 9EL, England

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.