



**Grove End Gardens, Grove End Road, St Johns
Wood, London, NW8**

£595 per week
Furnished, Unfurnished

Grove End Gardens, Grove End Road, St Johns Wood, London, NW8

A fantastic opportunity to rent a recently refurbished, bright one bedroom, one bathroom flat situated on the 2nd floor of a purpose built block with lift and 24 hour concierge.

The property is available to rent from 3rd May 2024 on a furnished or unfurnished basis.

Council Tax Band: D, Local Authority: City of Westminster

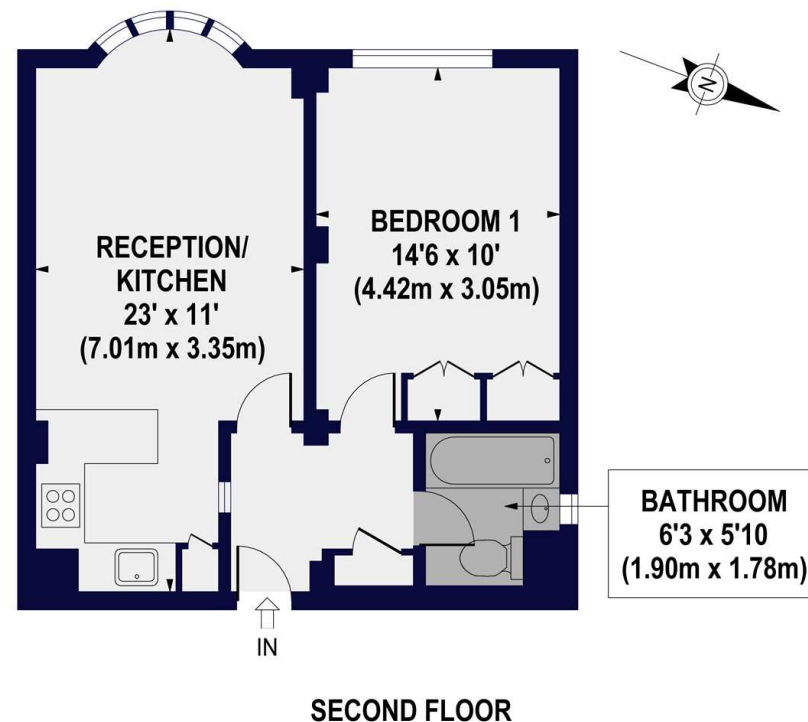
A program of health and safety works are in progress which includes communal corridor upgrade and individual flat door replacement. There are also works in progress to the roof, which may involve the erection of scaffolding and there has been a planning application submitted for two penthouses on the roof. A Section 20 has been served as it is the intention of the Managing Agent to carry out external works to the building which will involve the erection of scaffolding, at this juncture no commencement date has been confirmed. Please also note a rolling program of individual flat refurbishments is also in process. Please call for further details.

Local Authority: Westminster

Council Tax Band: D

- Second floor
- Passenger Lift
- 24 Hour Concierge
- Communal Heating & Hot Water
- Communal Gardens
- Parcel, Dry Cleaning and Key Holding App
- Bike Storage

**GROVE END GARDENS,
GROVE END ROAD, NW8 9LR**
Approx. Gross Internal Floor Area 462 sq ft. / 43 sq.m



For Illustration Purposes Only - Not To Scale. Floor Plan by www.nogaphotostudio.com. Ref: No.38234
This floor plan should be used as a general outline for guidance only. Any viewing 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.

Winkworth





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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.

