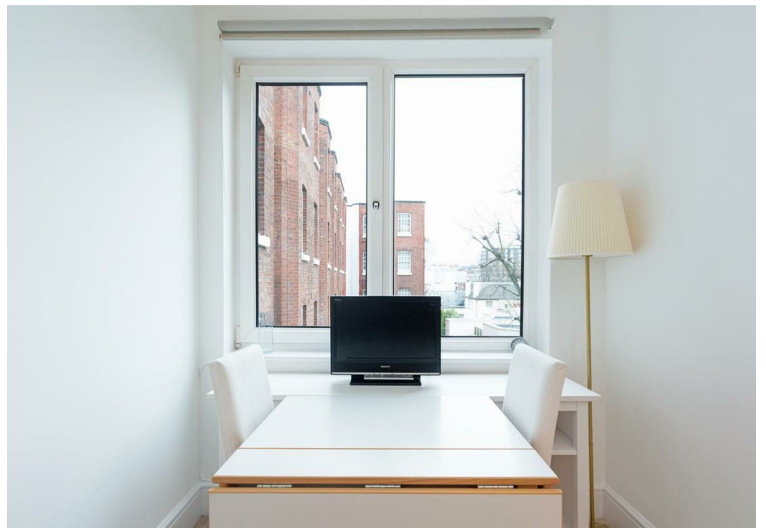




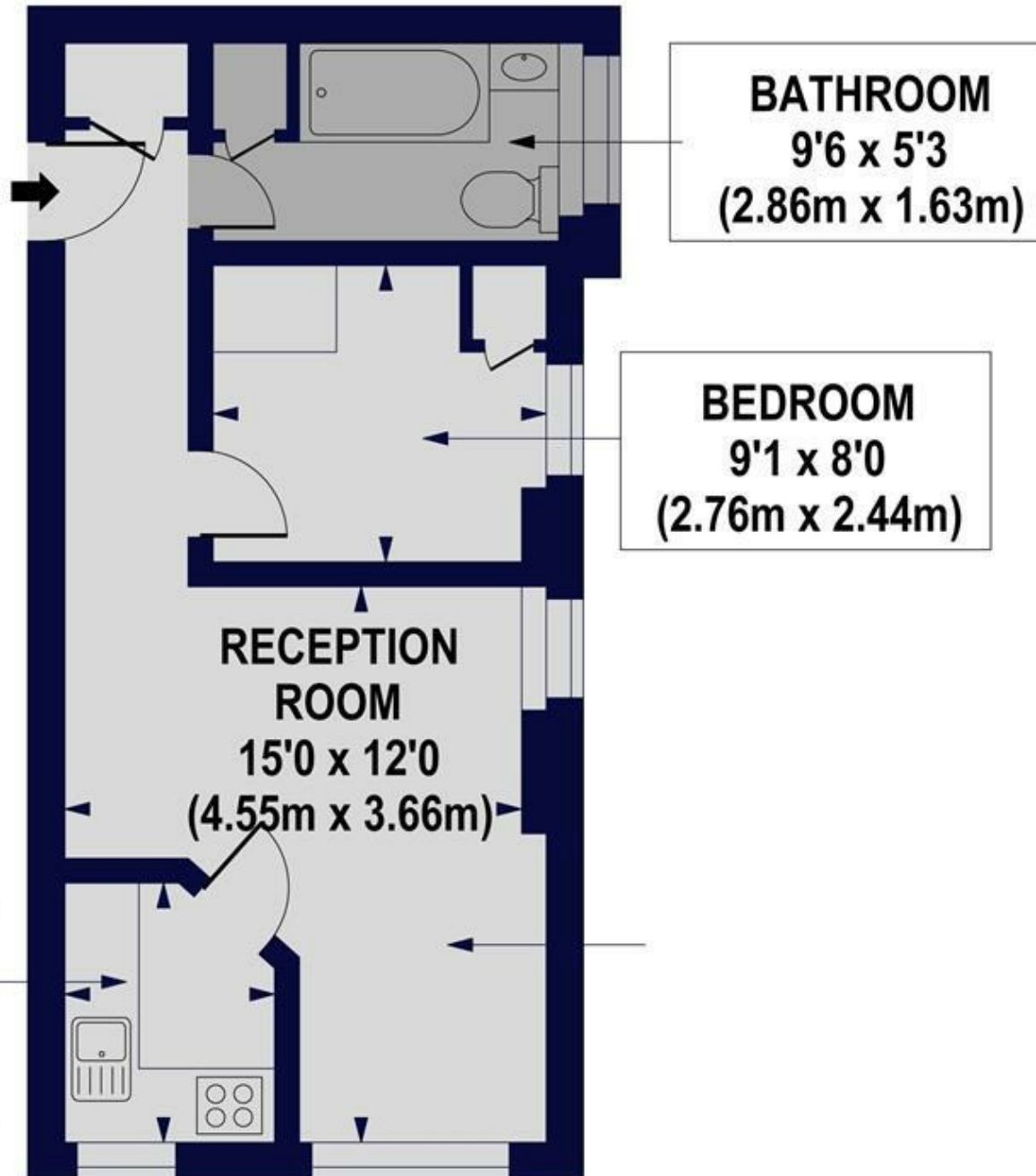
## Grove End Road, St Johns Wood NW8 £1,300 Per Month Furnished

Offered for rent is this bright one bedroom apartment situated within a prestigious portered block in the heart of St. John's Wood. The property is situated on the third floor and comprises a reception room, separate kitchen, double bedroom with fitted wardrobes and bathroom. Benefits include a passenger lift, porter, communal gardens and hot water included in the rent. Located on Grove End Road, the property is within easy reach of the boutiques, pavement cafes and restaurants of St John's Wood High Street and Little Venice, with Lord's Cricket Ground around the corner and the beautiful surroundings of Regent's Park also close by. The nearest tube station is St John's Wood (Jubilee line).





**ADDISON HOUSE, GROVE END ROAD,  
ST. JOHN'S WOOD, NW8 9EL**  
Approx. Gross Internal Floor Area 375 sq ft. / 34.87 sq.m



**THIRD FLOOR**

## Property Overview

Location	St Johns Wood, NW8
Price	£1,300 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Reception Room
- Separate Kitchen
- Double Bedroom
- Bathroom
- Purpose Built Block
- Passenger Lift
- Porter
- Communal Garden
- Hot Water Included
- Close to Transport Links



## 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>	44	68
(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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	67
(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).

