

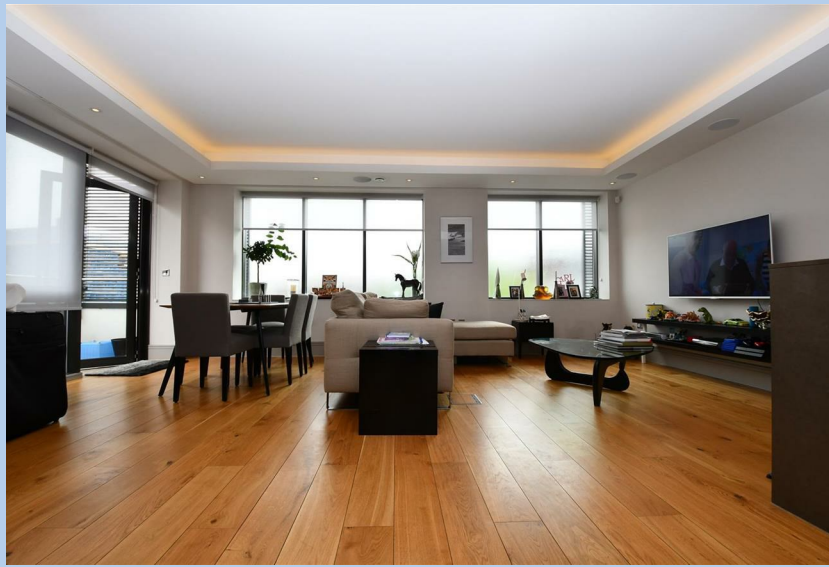


Viewings by appointment
0207 483 2611

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Cecil Grove, NW8 7EF

£4,008 *fees apply



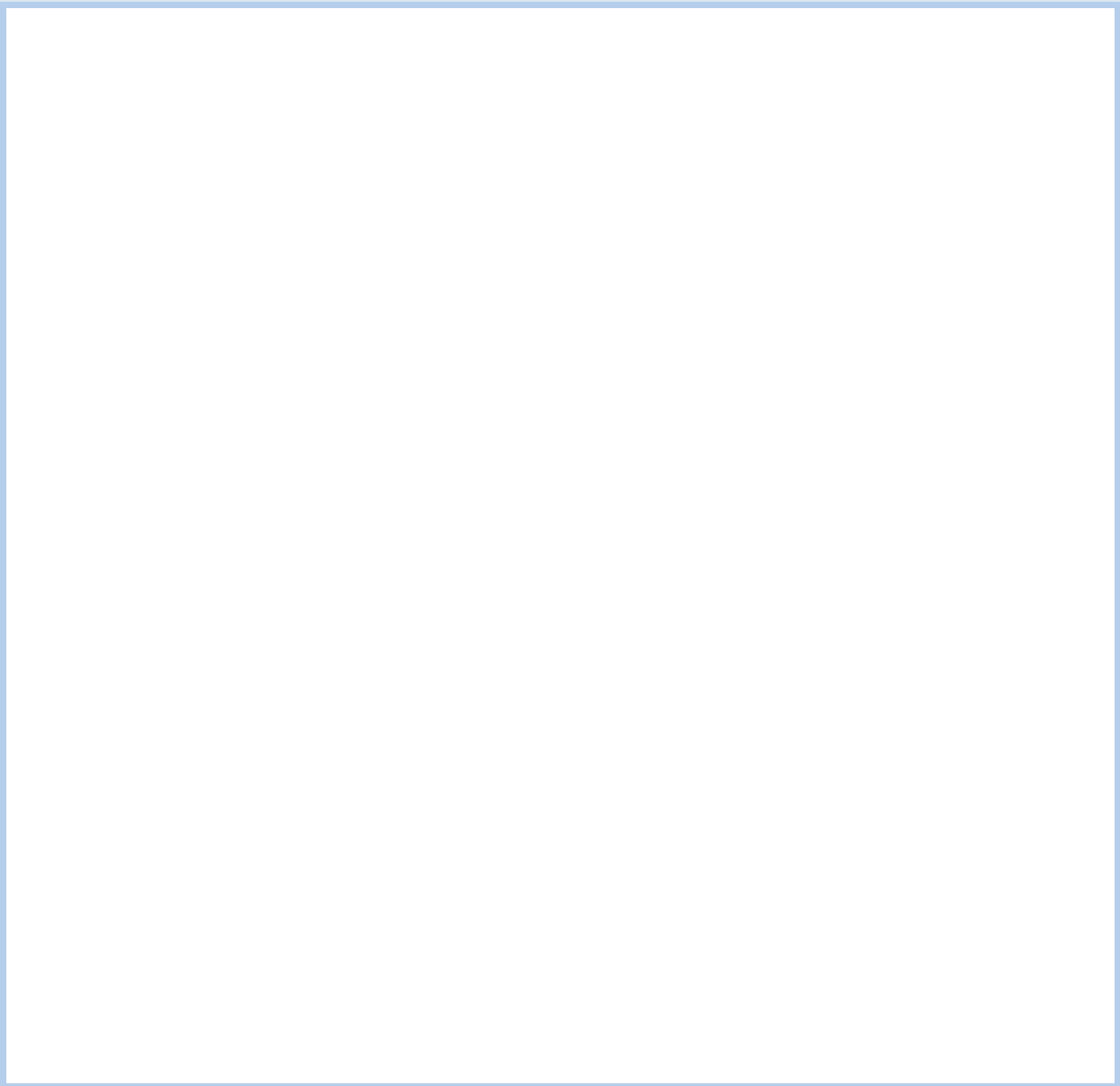
This modern fantastic Three bedroom, Three Bathroom top floor apartment of this luxury purpose built development is on the doorstep of Primrose Hill and located very close to St John's Wood.

Situated within a secure modern development this fabulous 3 bedroom flat combines generous living space with contemporary interiors throughout and lovely private balcony. Residents benefit from the 24 hour concierge service, lift access, a secure intercom system and air-conditioning system.

Total area approximately 1174 square feet (109.1 square meters)



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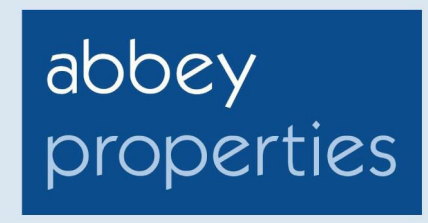
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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*All Fees stated are inclusive of VAT
 (calculated at 20%)
 Referencing Fee: £29.50 per applicant
 Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
 Administration fees: £107 per property

Important Notice
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