



Greville Hall, Greville Place, NW6 £950,000 Subject to contract

#HUGE - An apartment of circa (1435 sq ft/133 sq m) in the ever popular Greville Hall, superbly located for numerous travel links to London's West End. Situated on the first floor of a portered purpose built block, the property benefits from generous entertaining space and an abundance of natural light. The accommodation comprises an entrance hallway, spacious triple aspect reception room, separate fully fitted kitchen, principle bedroom with en-suite shower room, three further double bedrooms, family bathroom and a private balcony. Benefits include communal heating and hot water, passenger lift and double glazing throughout. Greville Hall is located off Maida Vale, close to all the local shopping and transport facilities of Maida Vale, St John's Wood and Kilburn High Road. Transport links are at St John's Wood (Jubilee Line - 1 mile), Maida Vale (Bakerloo Line - 0.5 miles), Kilburn High Road (London Overground - 0.3 miles) and within walking distance to The American School in London (1 mile).



Greville Hall

Approx. Gross Internal Area 1435 Sq Ft - 133.32 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.

Property Overview

Location	, NW6
Price	Asking Price £950,000
Bedrooms	4
Bathrooms	2
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	Approx £50 Per Annum
Service Charge	Approx £8060 Per Annum
Term	Share of Freehold - 999 years from 29/09/1991

Key Features

- Reception Room
- Separate Kitchen
- 4 Bedrooms
- Shower Room
- Bathroom
- Double Glazing
- Communal Heating/Hot Water
- Porter
- Private Balcony
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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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).

