



**A WELL PRESENTED THREE BEDROOM APARTMENT SET WITHIN A HIGHLY  
REGARDED PORTERED BLOCK**

GROVE HALL COURT, HALL ROAD, LONDON, NW8 9NY

**Guide Price £1,395,000 - Leasehold**





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GROVE HALL COURT, HALL ROAD,  
LONDON, NW8 9NY

Long term lease • A fully fitted separate kitchen •  
Bright and spacious double reception room •  
Three bedrooms & two bathrooms • Porter  
service

3 Bedrooms • 2 Bathrooms • 1 Reception

- EPC Rating = E
  - Council Tax = G
- 

### Description

An opportunity to acquire a well presented lateral apartment (1455 sq ft /135 sq m) located on the ground floor of an excellent purpose built block. The property consists of three bedrooms, two bathrooms, a bright and spacious double reception room, a separate kitchen and a guest cloakroom. The flat further benefits from the buildings porter service and a long lease.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

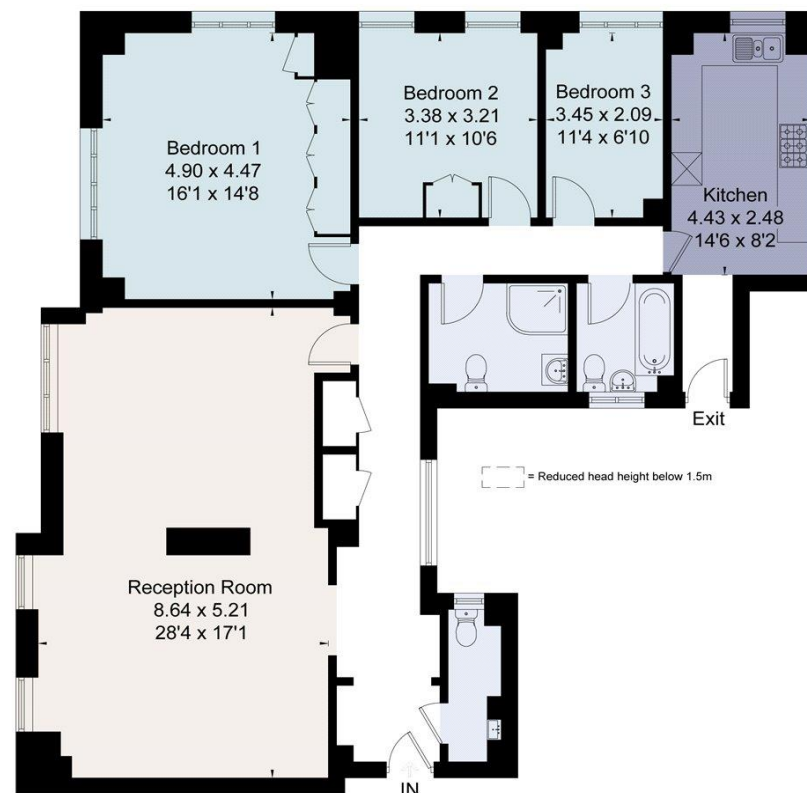
Strictly by appointment with Savills.







Approximate Area = 135.2 sq m / 1455 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)  
For identification only. Not to scale.  
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### Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 236860



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC