



**AN UNMODERNISED TWO BEDROOM APARTMENT SET ON THE THIRD FLOOR OF A
PURPOSE BUILT BLOCK**

ADDISON HOUSE, GROVE END ROAD, LONDON, NW8

Guide Price £625,000 - Leasehold



Opportunity to refurbish

- Two bedroom apartment in a purpose built block
 - Communal gardens and portage
- First come first serve parking • Long lease

2 Bedrooms • 1 Bathroom • 1 Reception

Description

An opportunity to acquire an unmodernised two bedroom apartment (652 sq ft /60 sq m) located on the third floor of an excellent purpose built block. The property consists of two double bedrooms, one bathroom, a spacious reception room and a separate fully fitted kitchen. The flat further benefits from the buildings live in porter, lift, communal gardens and parking on a first come first save basis.

Location

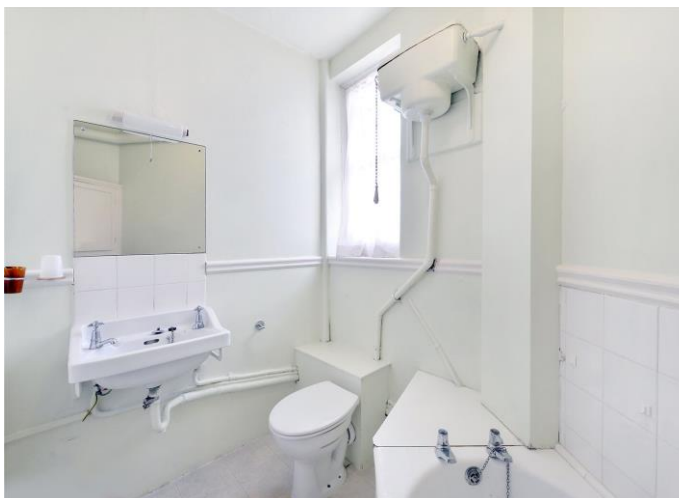
Addison House is well located for the local eateries and shops of St Johns Wood High Street (0.5 miles) and is within 0.3 miles of Lords Cricket Ground. The transport links of St John's Wood tube station are 0.3 miles away.

Energy Performance

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

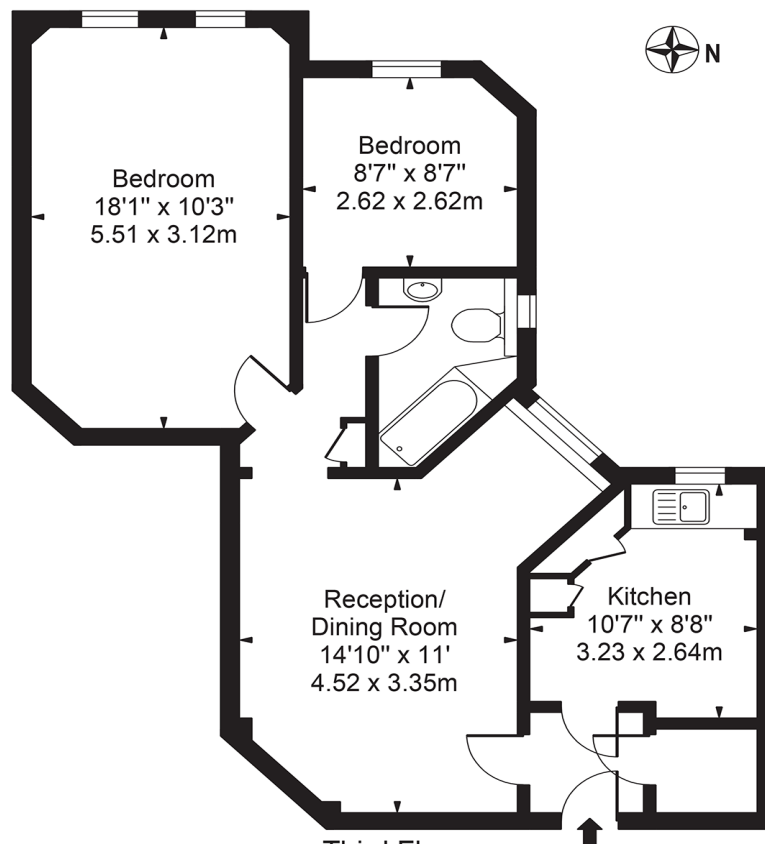
Viewing

Strictly by appointment with Savills.



Addison House, NW8

Approx. Gross Internal Area 652 Sq Ft - 60.57 Sq M



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.



St. John's Wood & Regents Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC