



A two bedroom apartment set within a period mansion building in St. John's Wood

**Grove End House, Grove End Road, London, NW8**

£695,000 Leasehold (133 years remaining)

savills



- Two bedroom apartment situated on the fifth floor
- Situated in a red brick mansion building
- Porterage and communal gardens
- Long lease
- In close proximity to St John's Wood, Regent's Park and the West End

### About this property

This beautifully presented two bedroom apartment is situated on the fifth floor of a period red brick mansion building in St. John's Wood. Accommodation comprises of a spacious reception/ dining room, a separate kitchen, a principal bedroom, a second double bedroom and a family bathroom. The property features high ceilings throughout and further benefits include access to communal gardens, a passenger lift and a porter.

### Local Information

Grove End House is located on Grove End Road, St. John's Wood which is in close proximity to Lord's Cricket Ground. The property is conveniently located for the local restaurants and shops of St. John's Wood High Street which are approximately 0.5 miles away. The apartment is situated within approx. 0.5 miles to St. John's Wood Underground Station (Jubilee Line) and approximately 0.6 miles to Warwick Avenue Station (Bakerloo line).

### Tenure

Leasehold (133 years remaining)

### Local Authority

City Of Westminster

### Energy Performance

EPC Rating = To be confirmed

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 203 043 3600.







**Grove End House, Grove End Road, London, NW8**  
**Gross Internal Area** 669 sq ft, 62.2 m<sup>2</sup>

**John Donohoe**  
St. John's Wood & Regents Park  
**+44 (0) 203 043 3600**  
john.donohoe@savills.com



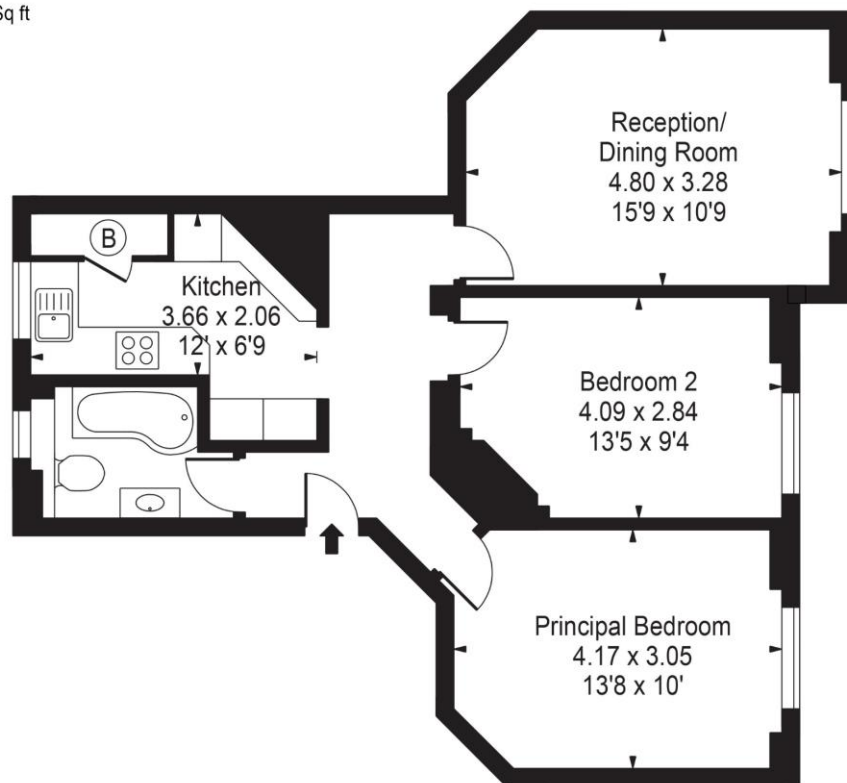
savills

savills.co.uk

## Grove End House

Gross Internal Area(Approx)

Total = 62.15 Sq m / 669 Sq ft



Fifth Floor

For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220429SKRB

