

Virtually Staged



Grove End Gardens, 33 Grove End Road, NW8.

Guide Price £990,000



Flat 136

Grove End Gardens, London

A beautiful two bedroom apartment that has been recently refurbished with westerly views. We are proud to bring to the market this carefully designed 2 double-bedroom apartment on the second floor of Grove End Gardens, NW8.

With easy access via lifts and a dedicated concierge service, this residence offers the convenience of being ready to move into. Inside, this brand newly refurbished apartment enjoys bright west-facing views onto a tranquil outlook.

Outside, there are two communal gardens for relaxation and entertainment. Located a stone's throw from St John's Wood Underground station and the amenities of St. John's Wood High Street, this apartment will make the perfect first home or pied a terre.

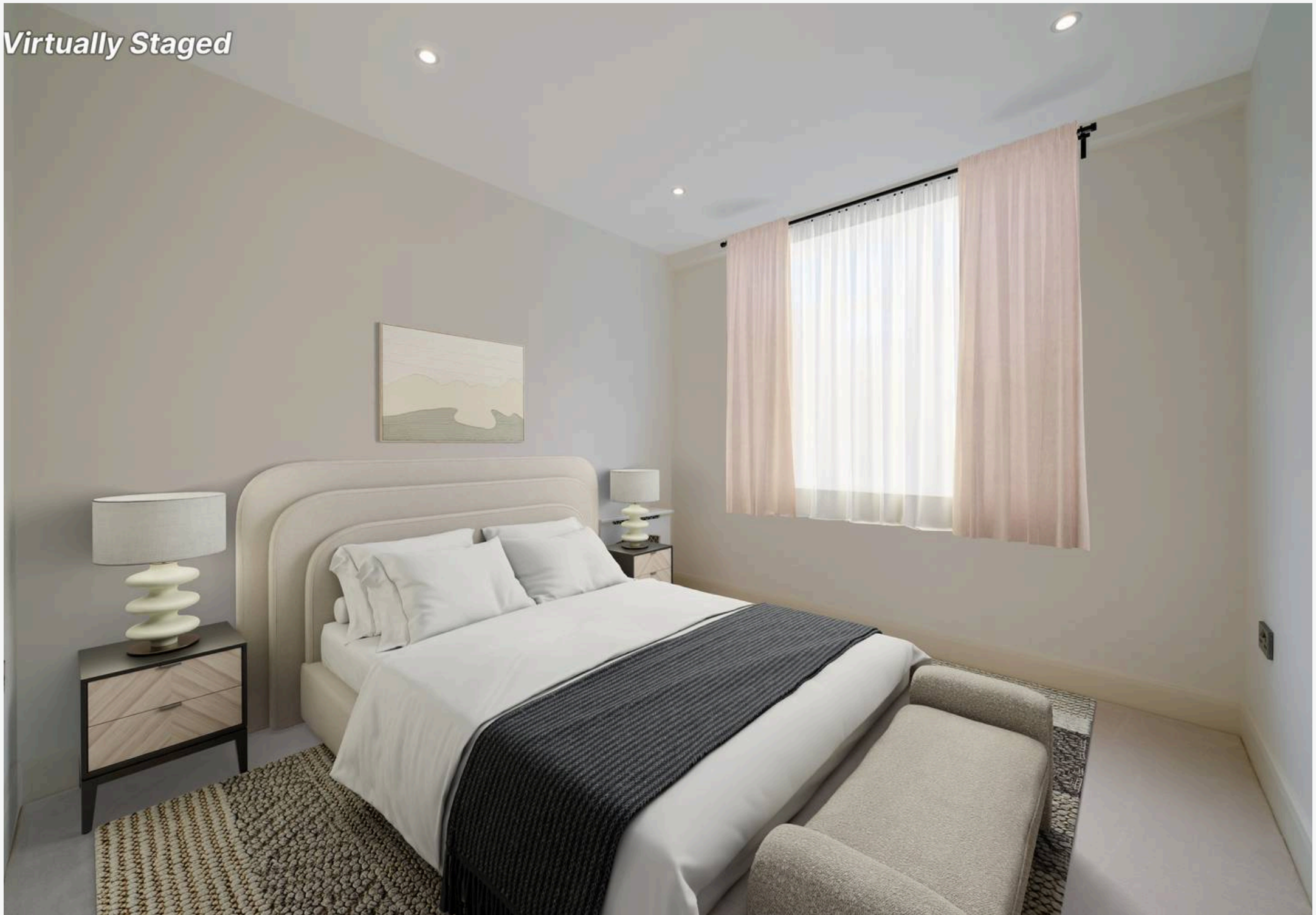
Council Tax band: TBD

Tenure: Leasehold

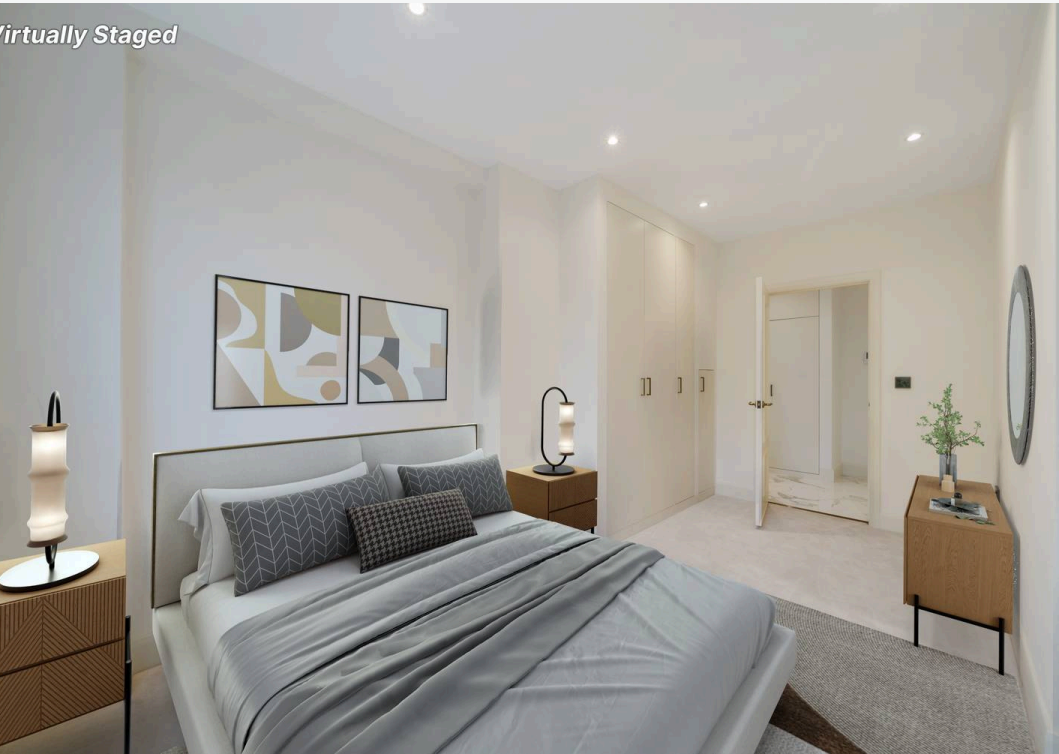
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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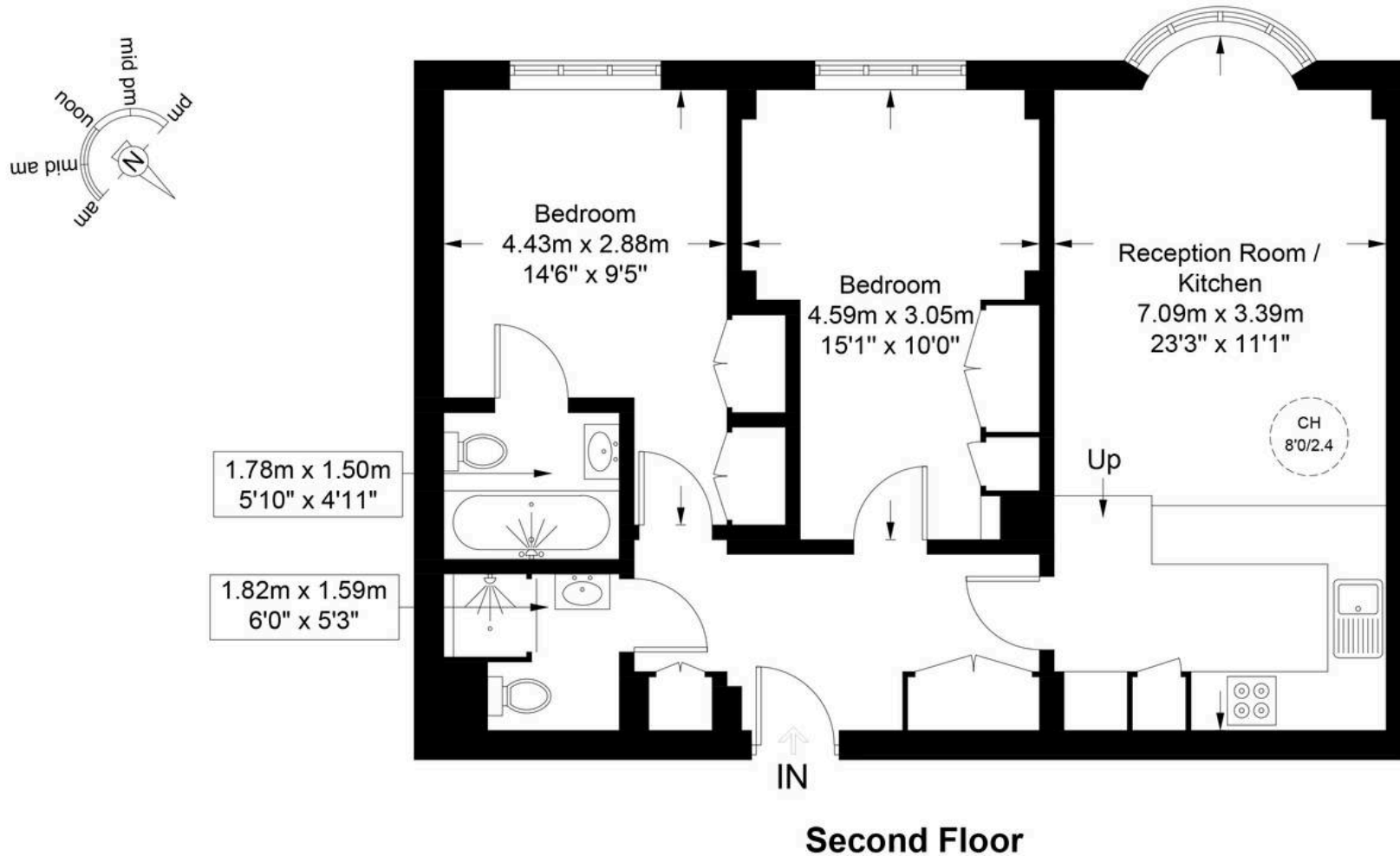






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

LREO

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