



Nestled on Grove End Road, this charming apartment blends comfort and convenience in the heart of London. The bright reception room is ideal for relaxing or entertaining, complemented by a modern bathroom and access to a peaceful communal garden.

Residents benefit from a concierge service and an unbeatable location just five minutes from St John's Wood station and the vibrant high street, with excellent transport links, shops, cafés, and restaurants close by.

A fantastic opportunity to enjoy stylish city living in a prime yet tranquil setting.

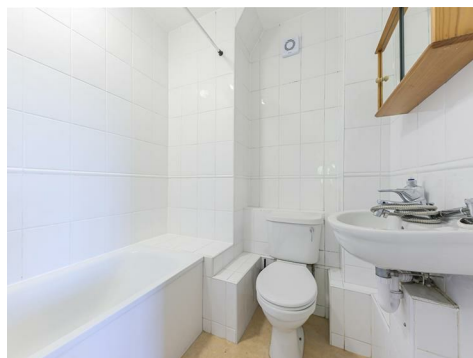
Grove End House

NW8 9HR

£2,578 Per Month

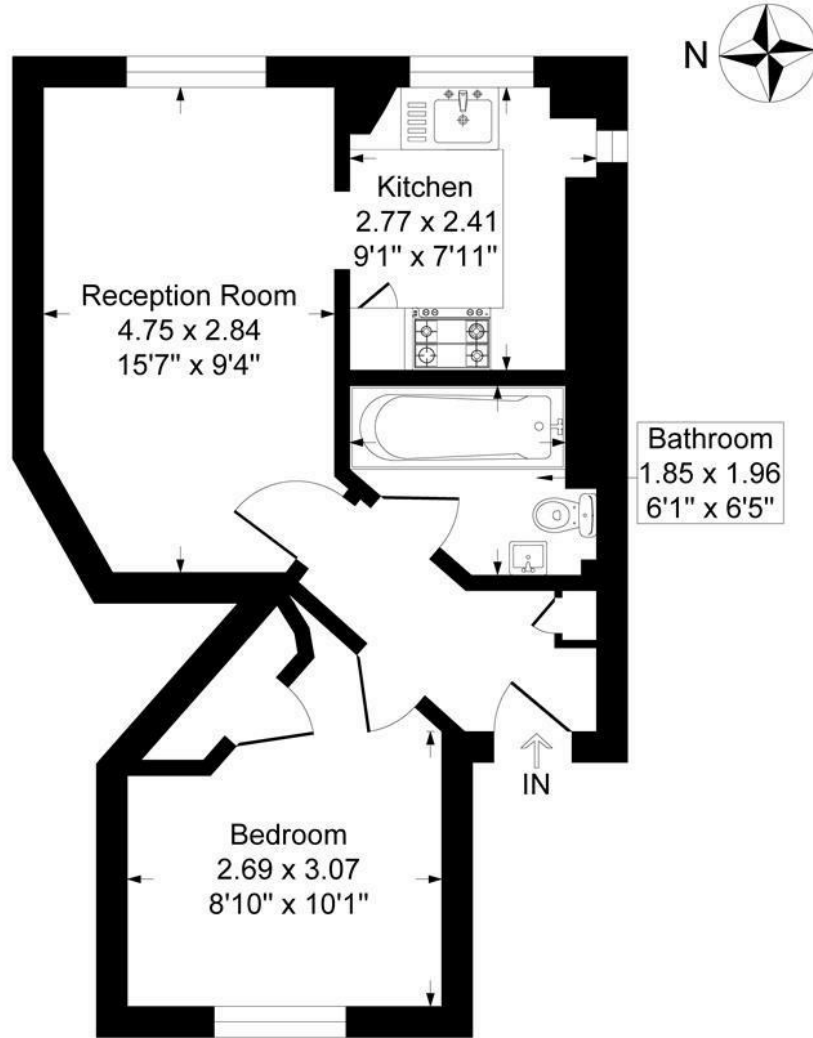
Subject to Contract

# FOXGREGORY

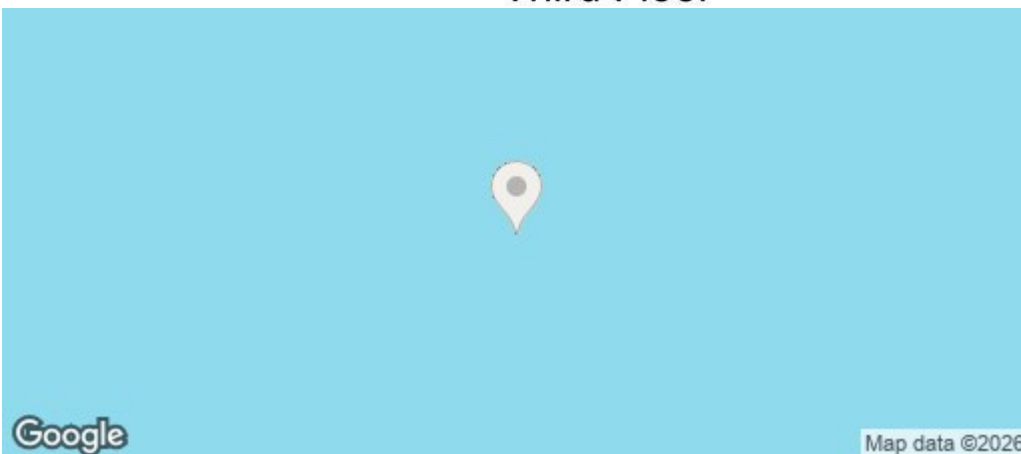



## Grove End House, Grove End Road, London, NW

Approximate Gross Internal Floor Area = 38.9 sq m / 419 sq ft



Third Floor



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