



Grove End Road | London | NW8

£3,250 Per month |

 2  2  1  C

ADN
RESIDENTIAL

A stylish two-bedroom apartment, located on the ground floor of this prestigious development. Residents benefit from a 24-hour concierge, lift access, beautifully maintained communal gardens, and heating and hot water included in the rent.

The apartment features a spacious reception room with an open-plan kitchen, two well-proportioned double bedrooms, two contemporary shower rooms (including one en-suite), and excellent built-in storage throughout.

Ideally positioned just 0.2 miles from St John's Wood Underground Station (Jubilee Line), the property offers superb transport links and convenient access to local amenities.

Council Tax: Westminster – Band E

Security Deposit: £3,750

Holding Deposit: £750

Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Two Bedrooms
- Open Plan Kitchen / Reception Room
- Communal Gardens
- Heating & Hot Water
- Two Bathrooms
- 24 Hour Porter Room
- Wooden Flooring
- Built In Storage

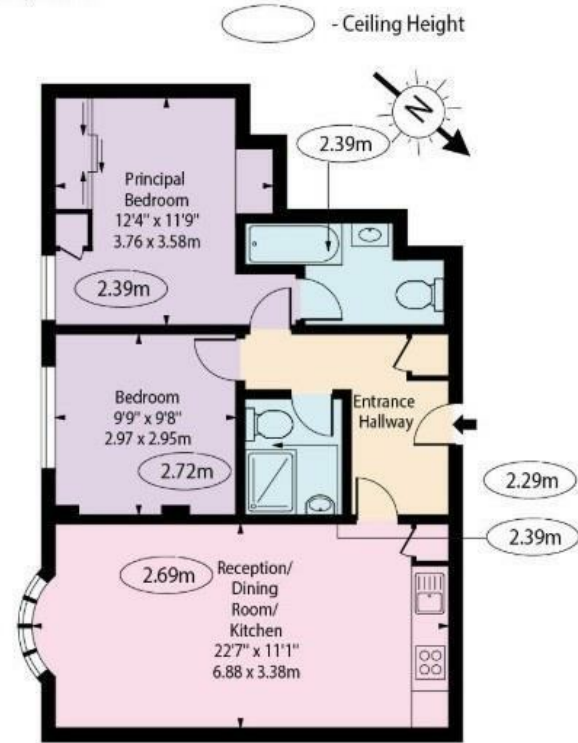
Council Tax Band: E
EPC: C





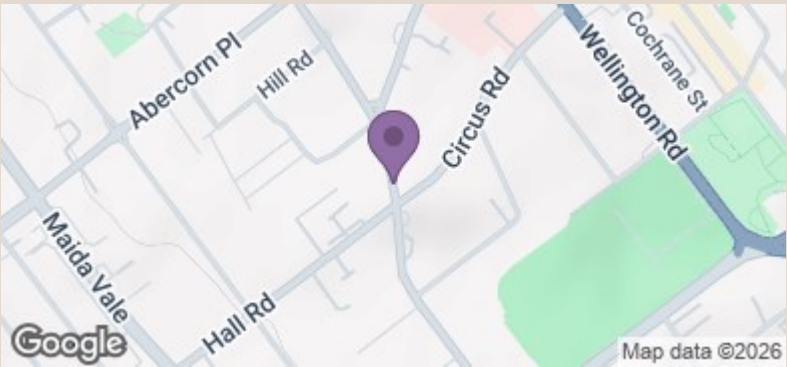


Grove End Gardens,
Grove End Road, NW8



Ground Floor

Approx Gross Internal Area 651 Sq Ft - 60.48 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155