

**Quality homes for discerning people**

**7i, Grove End House, Grove End Road, St. John's Wood, NW8 9HL**

**2 Double Bed luxury flat in St John's Wood. Fully renovated to very high standards.  
7<sup>th</sup> Floor of Portered Block. Furnished. Designer kitchen/ breakfast room.**

2 bedrooms, 1 reception room - furnished.

Recently refurbished to a very high specification. A well designed, two bedroom seventh floor apartment situated within this popular portered mansion block close to St John's Wood underground station and St John's Wood High Street. The block benefits from a large communal garden with pond.

The flat features a separate kitchen/ breakfast room with granite worktops with integrated washer/ dryer, dishwasher, fridge/freezer and microwave.

Both double bedrooms have fitted wardrobes and desks.

Designer furniture throughout – modern & tasteful

There are electrically heated floors in the kitchen and bathroom.

LED lighting throughout.

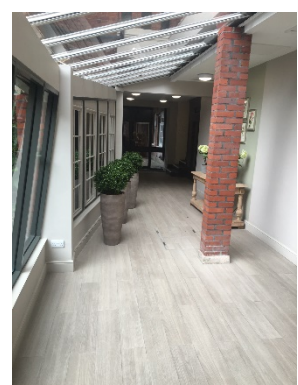
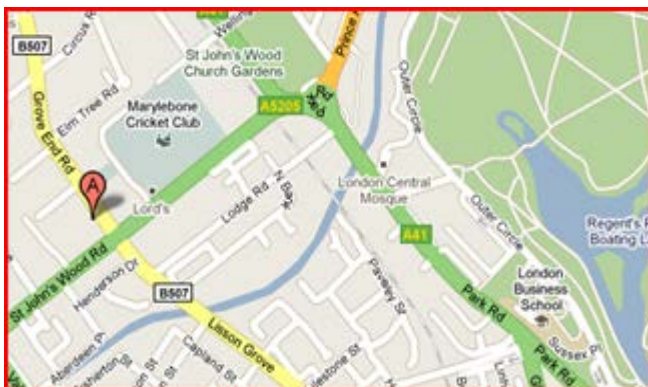
Ideal for 2 Sharers or a family. 10 Min walk to LBS.

Available 9<sup>th</sup> August

**Rent           £500 pw/ £2,167 pcm**

**Deposit       £2,500 (5 weeks)**

**A 3D virtual tour of this property is available at: <https://players.cupix.com/p/zib65ouu>**



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Capital House, 114-115 Tottenham Court Road, London, W1T 5AH  
Freephone: 0800 083 9374 Email: [info@luxurydigs.co.uk](mailto:info@luxurydigs.co.uk)

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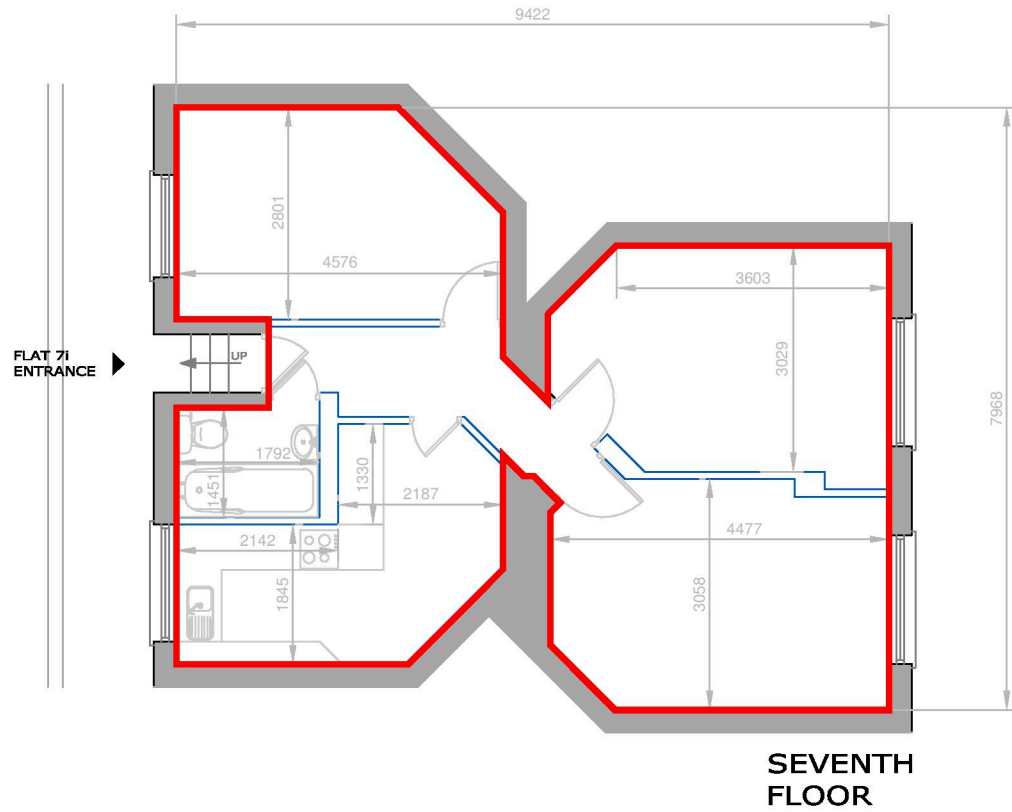
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Please email [info@luxurydigs.co.uk](mailto:info@luxurydigs.co.uk) for further details

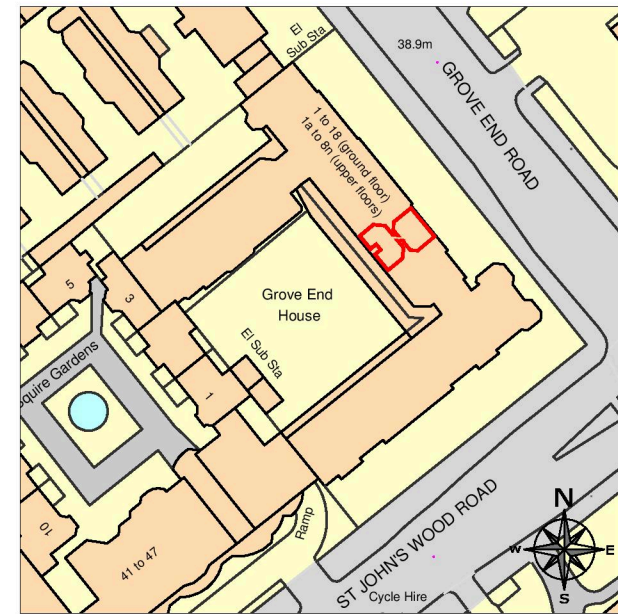
Capital House, 114-115 Tottenham Court Road, London, W1T 5AH  
Freephone: 0800 083 9374 Email: [info@luxurydigs.co.uk](mailto:info@luxurydigs.co.uk)

PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'

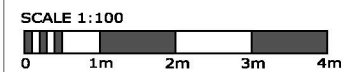


GROVE END ROAD

APPROXIMATE AREA WITHIN THE RED LINE  
A= 605 SQ FEET



LOCATION PLAN SCALE 1:1250



**drawing address**  
FLAT 7 I, GROVE END HOUSE  
GROVE END ROAD, ST JOHN'S  
WOOD, LONDON, NW8 9HL

**location/details**  
SEVENTH FLOOR  
LEASE PLAN

<b>date</b>	30/09/2015	<b>scale</b>	1/100
<b>dwg. no.</b>	PP3547-02	<b>sheet</b>	A4





# Energy Performance Certificate

Flat 7/I Grove End House, Grove End Road, LONDON, NW8 9HL

<b>Dwelling type:</b>	Mid-floor flat	<b>Reference number:</b>	2788-6001-7261-3925-0910
<b>Date of assessment:</b>	28 September 2015	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	29 September 2015	<b>Total floor area:</b>	64 m <sup>2</sup>

## Use this document to:

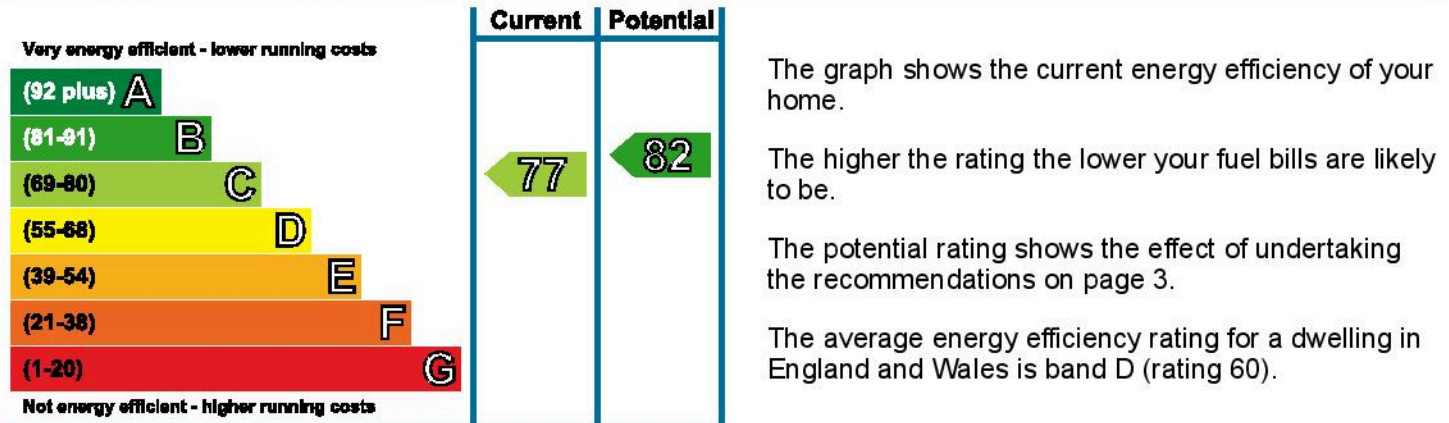
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,305</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 879 over 3 years	£ 591 over 3 years	
Hot Water	£ 291 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 1,305</b>	<b>£ 1,020</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 282	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.