

Quality rentals for discerning people

[2G, Grove End House, Grove End Road, St. John's Wood, NW8 9HR](#)

1 Double Bed luxury flat in St John's Wood. Portered Block. Fully furnished.

1 bedroom, 1 reception room - fully furnished.

A well designed, one bedroom second floor apartment situated within this popular portered mansion building 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 with Bosch washer/ dryer, dishwasher and fridge/freezer.

The property has a modern marble bathroom, some new furniture and has recently been recarpeted.

Ideal for a couple or a single person. 10 Min walk to LBS.

Available from August 2024 for 12 months.

Rent: £2,100 pcm/ £484 pw

Deposit: £2,423

A 3d Virtual Tour of this property is available at: <https://players.cupix.com/p/JW7yWfht>



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LuxuryDigs.co.uk

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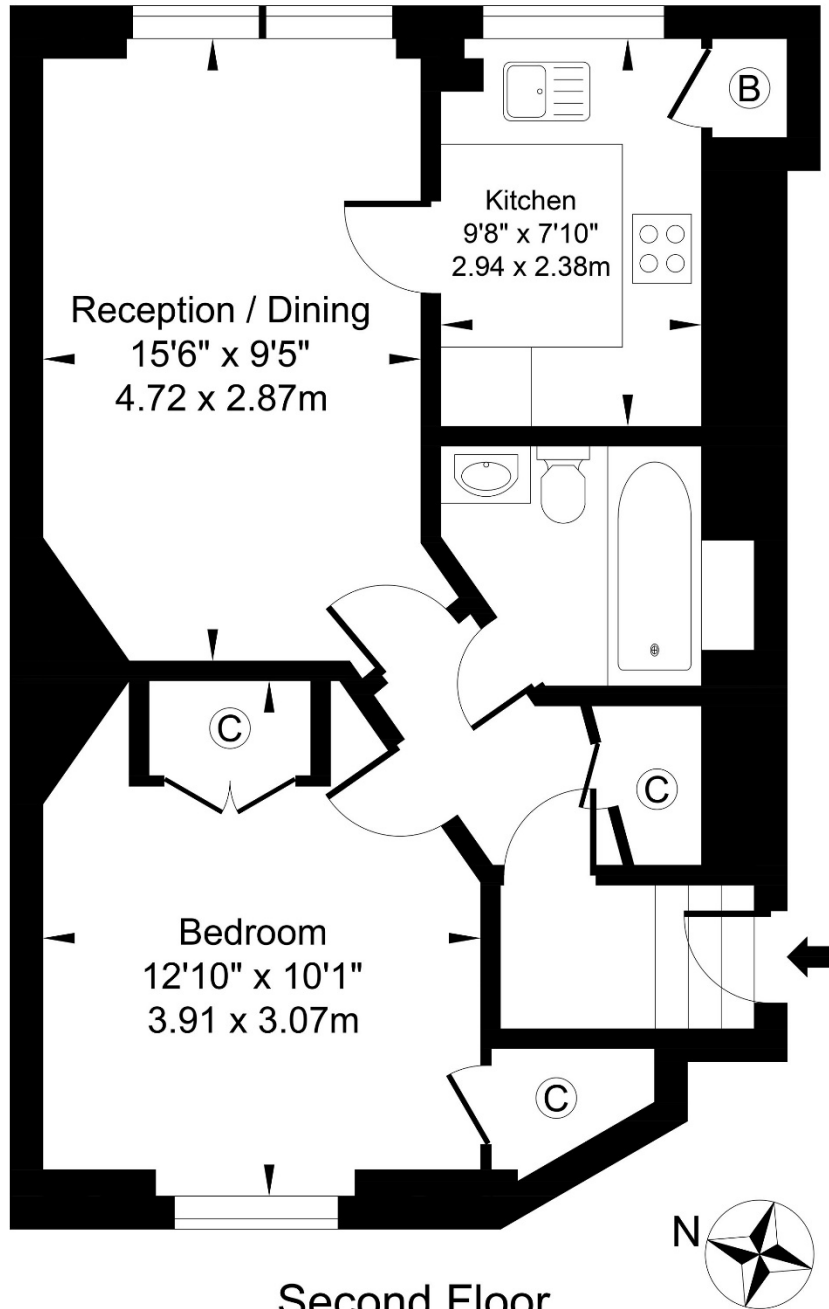
Please email info@luxurydigs.co.uk for further details

<https://luxurydigs.co.uk/listing/1-double-bed-flat-grove-end-house-st-johns-wood-nw8/>

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

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Grove End House, Grove End Road, St John's Wood, NW8 9HR
Approx. Gross Internal Area 496.10 Sq Ft - 46.09 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2017

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Energy Performance Certificate



Flat 2/G Grove End House, Grove End Road, LONDON, NW8 9HR

Dwelling type: Mid-floor flat **Reference number:** 2508-5060-6208-6481-4904
Date of assessment: 20 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 September 2019 **Total floor area:** 42 m²

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

Estimated energy costs of dwelling for 3 years:	£ 1,044
Over 3 years you could save	£ 195

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 687 over 3 years	£ 495 over 3 years	
Hot Water	£ 252 over 3 years	£ 249 over 3 years	
Totals	£ 1,044	£ 849	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

Not energy efficient • higher running costs

Current	Potential
75	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 129
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 66

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.