

Quality homes for discerning people

3N, Grove End House, Grove End Road, St. John's Wood, NW8 9HP

2 Double Bed flat in St John's Wood. 3rd Floor of Portered Block. Fully furnished. Designer kitchen/ breakfast room.

2 bedrooms, 1 reception room - fully furnished.

A well designed two bedroom third 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 lovely maple kitchen breakfast room with washer/ dryer, dishwasher and fridge/freezer.

Both double bedrooms have fitted wardrobes.

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

Available from 16th August for 12 months.

Rent **£470 pw/ £2,037 per month**
Deposit **£2,350 (5 weeks)**

A 3d tour of the property can be seen at: <https://players.cupix.com/p/ta9zMpg3>



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LuxuryDigs.co.uk

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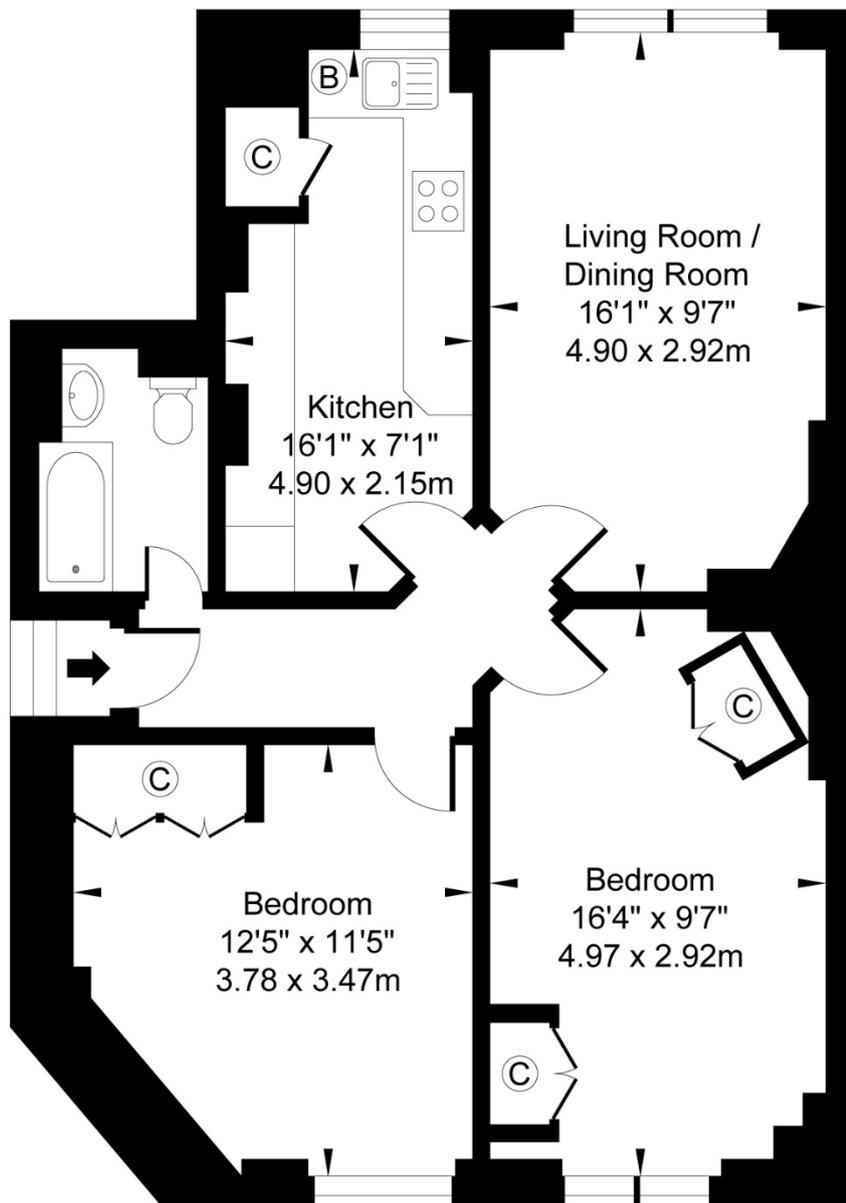
Please email info@luxurydigs.co.uk for further details

<http://www.luxurydigs.co.uk/property/02-bed-flat-grove-end-road-st-johns-wood-nw8-470pw/>

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 649.17 Sq Ft - 60.31 Sq M



Third Floor



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design 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

Energy Performance Certificate



Flat 3/N Grove End House
Grove End Road
LONDON
NW8 9HP

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Mid-floor flat
29 September 2009
30 September 2009
8451-6121-6600-0891-2026
59 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	70	(55-68) D	62	65
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	299 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.7 tonnes per year
Lighting	£59 per year	£30 per year
Heating	£449 per year	£436 per year
Hot water	£86 per year	£81 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk