

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.

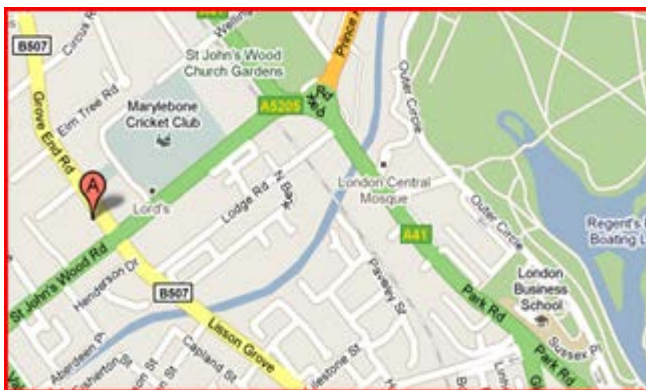
Both double bedrooms have fitted wardrobes.

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

Available from 1st September for 12 months.

Rent £692 pw/ £3,000 per month
Deposit £3,460 (5 weeks)

A 3d tour of the property can be seen at: <https://ths.li/GVIL40>



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LuxuryDigs.co.uk

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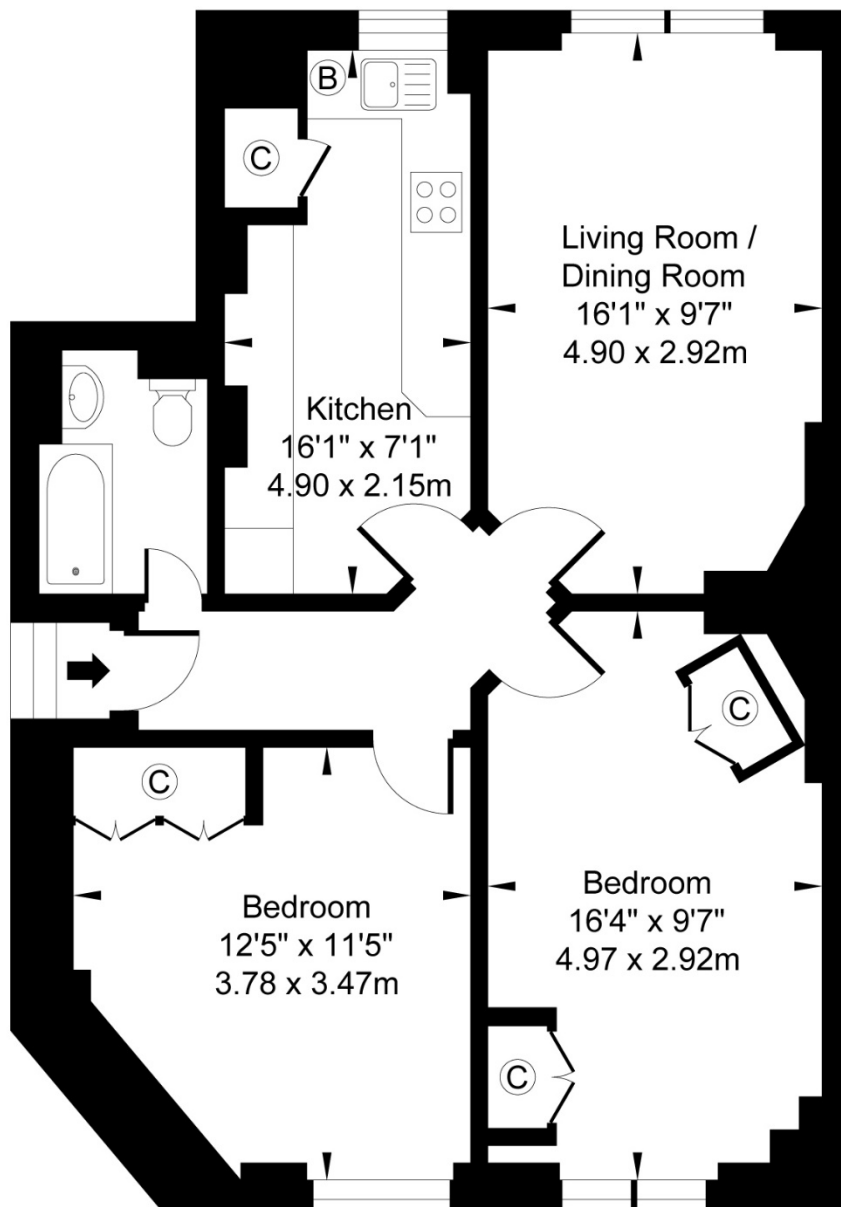
Please email info@luxurydigs.co.uk for further details

<https://luxurydigs.co.uk/listing/2-bed-3rd-floor-flat-grove-end-road-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 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

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Energy Performance Certificate 


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

Dwelling type: Mid-floor flat Reference number: 0560-2880-6680-9121-8261
 Date of assessment: 20 August 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 September 2019 Total floor area: 64 m²

Use this document to:

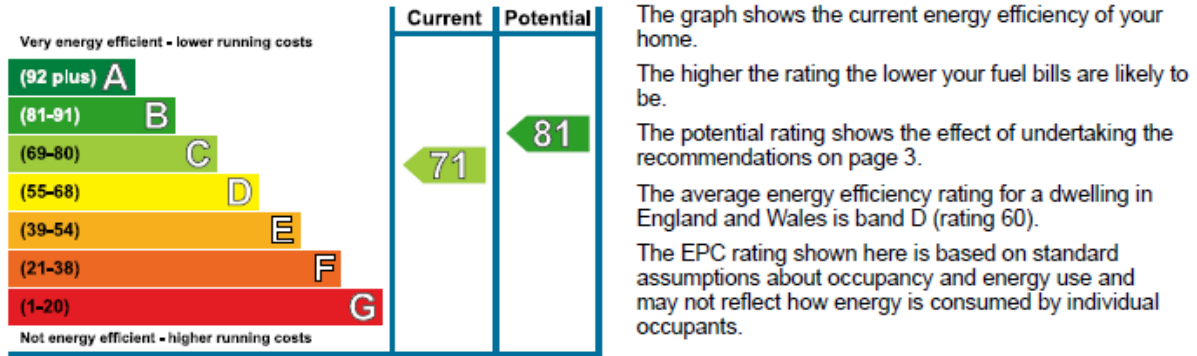
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,572
Over 3 years you could save	£ 552

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 156 over 3 years	
Heating	£ 1,152 over 3 years	£ 591 over 3 years	
Hot Water	£ 267 over 3 years	£ 273 over 3 years	
Totals	£ 1,572	£ 1,020	

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



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	£ 384
2 Draught proofing	£80 - £120	£ 18
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 147

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.