

**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.

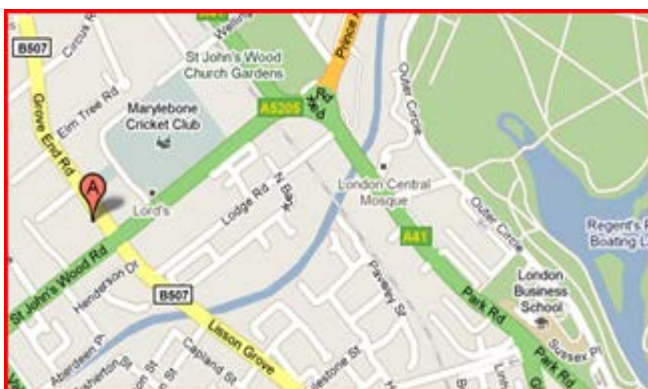
Ideal for 2 Sharers or a family. 10 Min walk to LBS.

Available 1<sup>st</sup> September 2024

**Rent           £715 pw/ £3,100 pcm**

**Deposit       £3,575 (5 weeks)**

**A 3D virtual tour of this property is available at: <https://ths.li/CI33Hg>**



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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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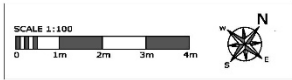
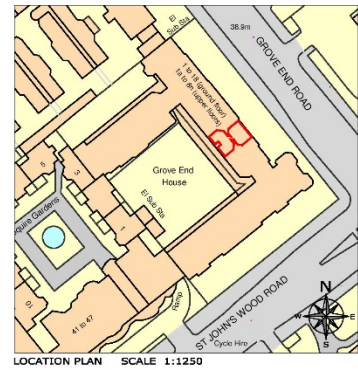
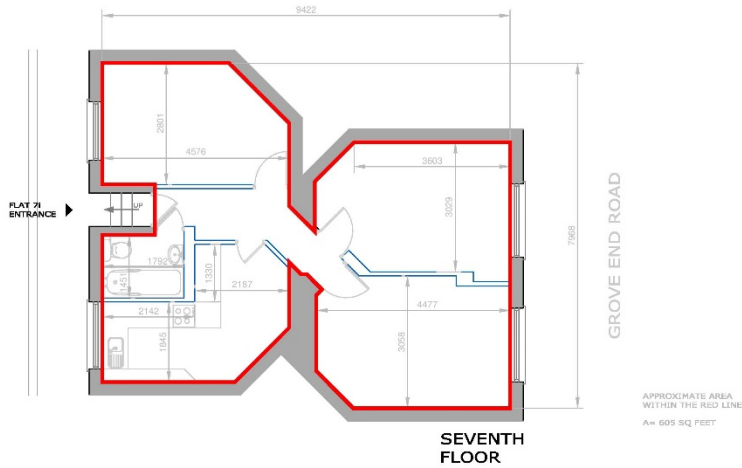
<https://luxurydigs.co.uk/listing/2-bedroom-flat-nw8/>

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

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



drawing address	location/details	date	scale
FLAT 71, GROVE END HOUSE GROVE END ROAD, ST JOHN'S WOOD, LONDON, NW8 5HL	SEVENTH FLOOR LEASE PLAN	30/09/2015	1/150
		dwg. no.	sheet
		PF3547-02	A4



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**Energy Performance Certificate** 

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


**Dwelling type:** Mid-floor flat **Reference number:** 0631-2820-7086-9021-1101  
**Date of assessment:** 20 August 2019 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 September 2019 **Total floor area:** 68 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>£ 1,182</b>
<b>Over 3 years you could save</b>	<b>£ 189</b>

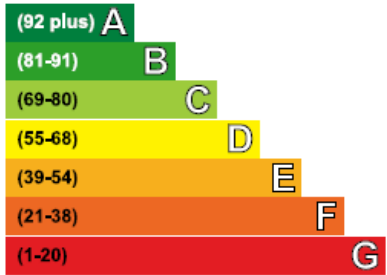
**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 735 over 3 years	£ 543 over 3 years	
Hot Water	£ 279 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 1,182</b>	<b>£ 993</b>	

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
79	82

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	£ 189

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