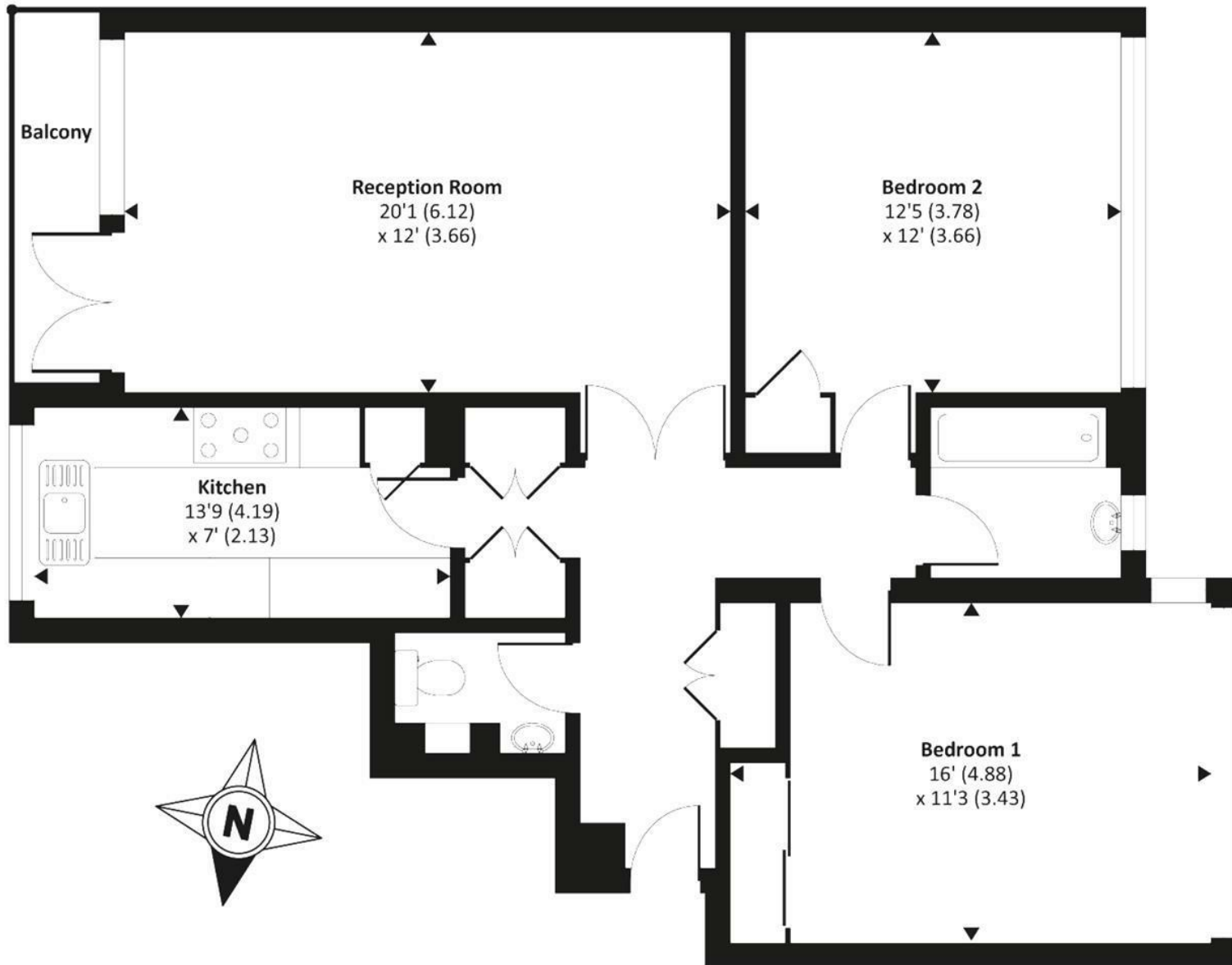




## Greville Place, London NW6 £700,000 Subject to contract

A great opportunity to purchase a larger than average two bedroom apartment (circa 912 sq ft / 84.7 sq m) within a short stroll to the Boundary Road shops, cafe's and restaurants. The apartment is situated on the first floor and comprises a bright reception room, separate kitchen, two double bedrooms, bathroom, guest cloakroom and a private balcony. Further benefits include a passenger lift and access to the communal garden. Arncliffe is located just off Boundary Road with its large selection of shops, restaurants and cafes. Abbey Road is a short walk with numerous bus links and both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) underground stations are within easy access.





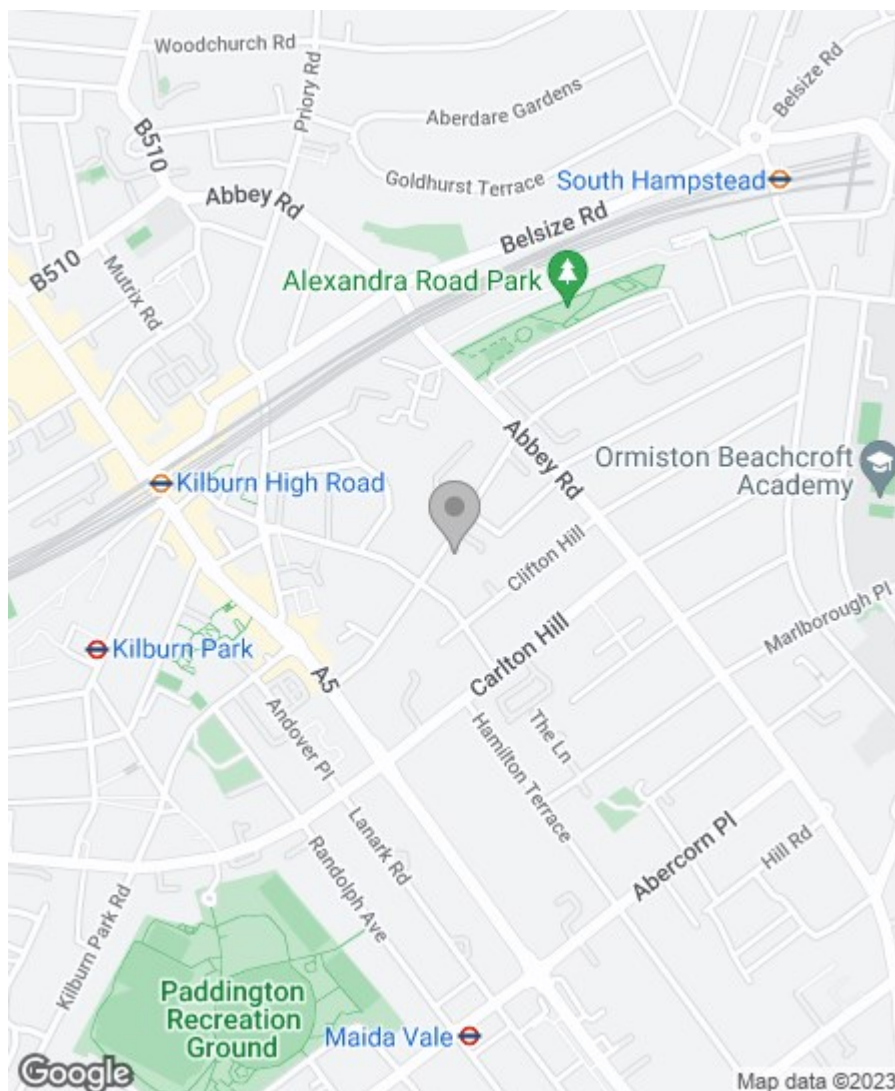
Approx. Gross internal floor area 912 SQFT / 84.7 SQM

## Property Overview

Location	, NW6
Price	Asking Price £700,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	F
Current Ground Rent	£1.00
Service Charge	£3,447.37
Term	Share of Freehold - 999 years from 04/05/1982

## Key Features

- Reception Room
- Separate Kitchen
- 2 Double Bedrooms
- Bathroom
- Guest Cloakroom
- Balcony
- Passenger Lift
- Communal Garden
- Great Location
- Share of Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).