



## Grove End Road, St John's Wood, NW8 £1,560 Per Month Furnished

Recently undergone complete refurbishment we are delighted to offer a smart, contemporary apartment in this excellent, portered block ideally located in St John's Wood. Set on the fourth floor ( with lift ) this bright one bedroom apartment is overlooking the gardens to the rear. The property is arranged as reception room, separate kitchen, double bedroom and stunning shower room. Addison House is a prime portered block with parking to the front forecourt on a first come first served basis. Located very close to St Johns Wood Station (Jubilee Line) & Maida Vale (Bakerloo Line) and also walking distance from London Business School.





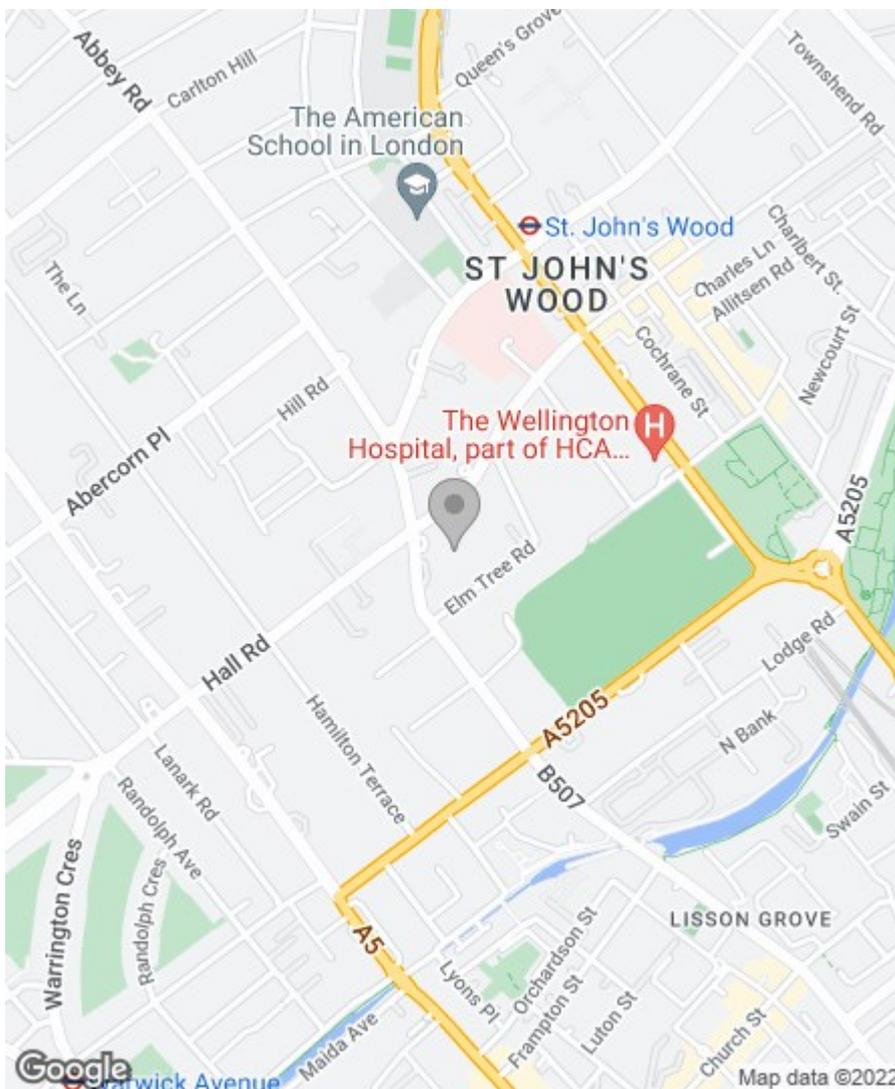
FLOOR PLAN FOR IDENTIFICATION PUPPOSE ONLY - 4TH FLOOR  
ADDISON HOUSE

## Property Overview

Location	St John's Wood, NW8
Price	£1,560 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished

## Key Features

- Double Bedroom
- Communal Garden
- Porter
- Lift
- Ideal Pied de Terre
- Heart of St John's Wood
- Great Location
- Available 12th November



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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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).

