

ROKSTONE



Grove End Road, St John`s Wood, NW8

A spacious three double bedroom apartment within a popular red brick mansion block available to rent immediately on an unfurnished basis.

This West-facing lateral apartment is situated on the second floor of a traditional mansion block, comprising three well-proportioned double bedrooms, two bathrooms, a family sized kitchen and two separate reception rooms. The apartment has been meticulously refurbished to a high standard throughout with modern appliances. Measuring approximately 1,919 sqft the property further benefits from a balcony, generous amount of storage space throughout, good ceiling height and bright large windows which allow an abundance of natural light to flood the apartment. The building has a modern new lift and two porters who provide a secure, trustworthy, high level service along with a driveway and parking bays for residences on a first come first serve basis; residence parking permit is also available to apply for on street parking from Westminster City Council.

Price £1,400 pw

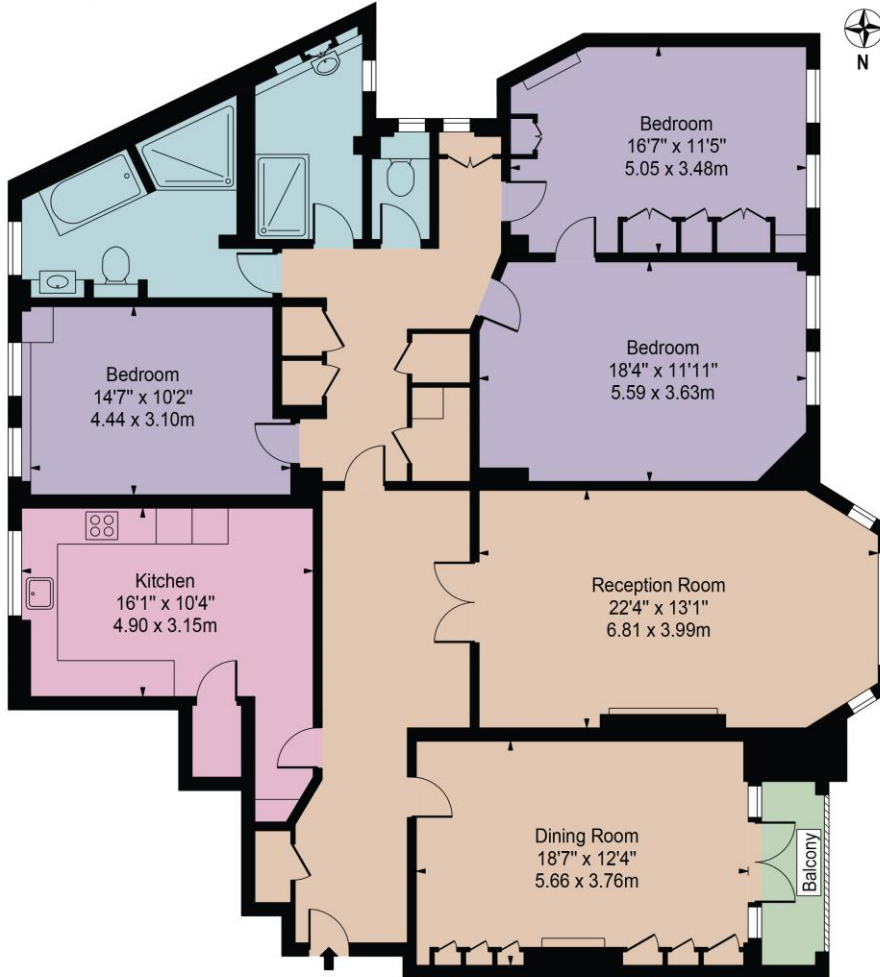


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Grove End Court

Approx. Gross Internal Area 1919 Sq Ft - 178.28 Sq M
 Approx. External Area Of Balcony 35 Sq Ft - 3.25 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 Plus) A		
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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