

Camden Office

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GROVE END ROAD, ST JOHN'S WOOD, NW8

£495 per week

Preliminary Details

A very spacious two bedroom apartment for rent, situated on the first floor of a much sought after Victorian mansion block in the heart of St. John's Wood. The building benefits from a porter and lifts and has just been externally re-decorated. Accommodation comprises: large living room, separate fully-fitted eat-in kitchen with breakfast bar, two good sized double bedrooms, two bathrooms (one en-suite) and ample storage space. The property would ideally suit a couple or two professional sharers and excellent transport links into the city are a short walk away at St. John's Wood (Jubilee Line) and Maida Vale & Warwick Avenue (Bakerloo Line) Zone 2 tube stations.



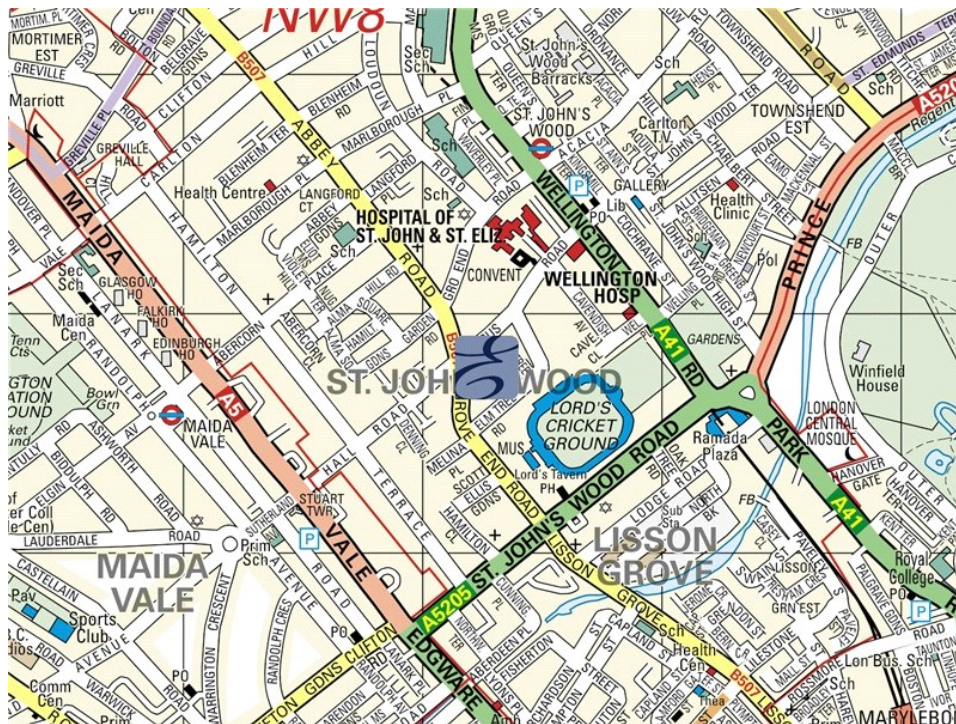
2 Bedrooms • 2 Bathrooms




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Area Overview

St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.



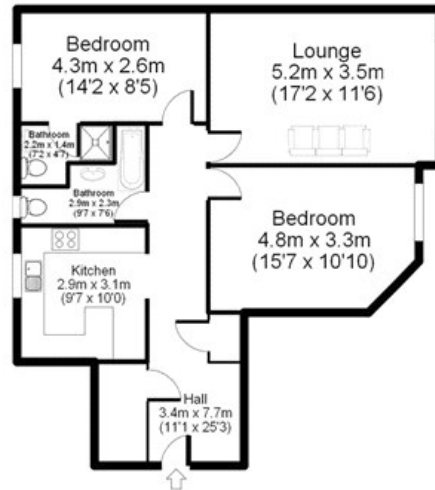
Grove End Road, St John's Wood  St. Johns Wood (0.3M),  Maida Vale (0.5M),  Warwick Avenue (0.6M)

Council Tax Bands


Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Westminster	£ 458	£ 535	£ 611	£ 688	£ 840	£ 993	£ 1,146	£ 1,375
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



**Grove Court
NW8**

APPROX GROSS INTERNAL FLOOR AREA: 825 sq. ft / 77 sq. m



Floorplan for identity purposes only.
Measurements are approximate and not to scale.

FloorPlan Created by  London Energy

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68	70	(55-68) D	63	64
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR GROVE END ROAD, ST JOHN'S WOOD, NW8



Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 300m (5 mins) from Grove End Road



Little Venice Canals

This area to the north of Paddington is a small leafy oasis with picturesque canals and river boats travelling to Camden Lock and back. It is a great spot for a walk along the towpath where you will find the Puppet Theatre barge, the Cascade Floating Art Gallery, the Waterside Cage and the Warwick Castle pub.

🚶 1100m (18 mins) from Grove End Road



Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 1400m (23 mins) from Grove End Road



Sherlock Holmes Museum

Sherlock Holmes lived here at 221B Baker Street between 1881 - 1904 and the house is now protected by the Government. It is privately-run museum run by the Sherlock Holmes International Society.

🚶 1500m (25 mins) from Grove End Road



David's Deli

David's Deli is a real favourite with the locals in West Hampstead, as far as anyone can remember it has always been there, with a delicious range of Israeli cuisine a reputation for amazing breakfasts.

🚶 2000m (33 mins) from Grove End Road



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 2000m (33 mins) from Grove End Road