



CENTURY COURT

Grove End Road
St John's Wood
NW8

Asking Price
£2,250,000

Joint Sole Agent

An exceptional opportunity to acquire a rarely available two bedroom, two bathroom apartment (111.6 sq m/1,201 sq ft) situated on the 11th floor of this prime St John's Wood portered block.

The property is beautifully presented featuring a bespoke designed kitchen with Italian stone worktops and black oak wooden floor. Accommodation includes a generously sized open-plan reception room with kitchen leading to a generously sized balcony offering uninterrupted views towards Lords cricket ground and the London skyline, some of which can be seen from the principal bedroom and bedroom two.

ASTON CHASE

67-71 Park Road
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astonchase.com

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Subject To Contract

Additional benefits include an allocated parking space and uniformed portage. Century Court is a well-regarded sought after block benefiting from excellent security, two passenger lifts, a lock up store room and is enviably located within close proximity of St John's Wood and Little Venice.

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Leasehold 988 Years

Service Charge: Service charge is approximately £3600 per quarter and included within that is £630 to the sinking/ reserve fund

Included within the service charge is heating and hot water.



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Further Bedroom
- Bathroom
- Reception Room
- Kitchen

AMENITIES

- Designated Parking Space
- Guest Parking
- Balcony
- Two Passenger Lifts
- Uniformed Porterage

COUNCIL TAX: H

EPC RATING: C

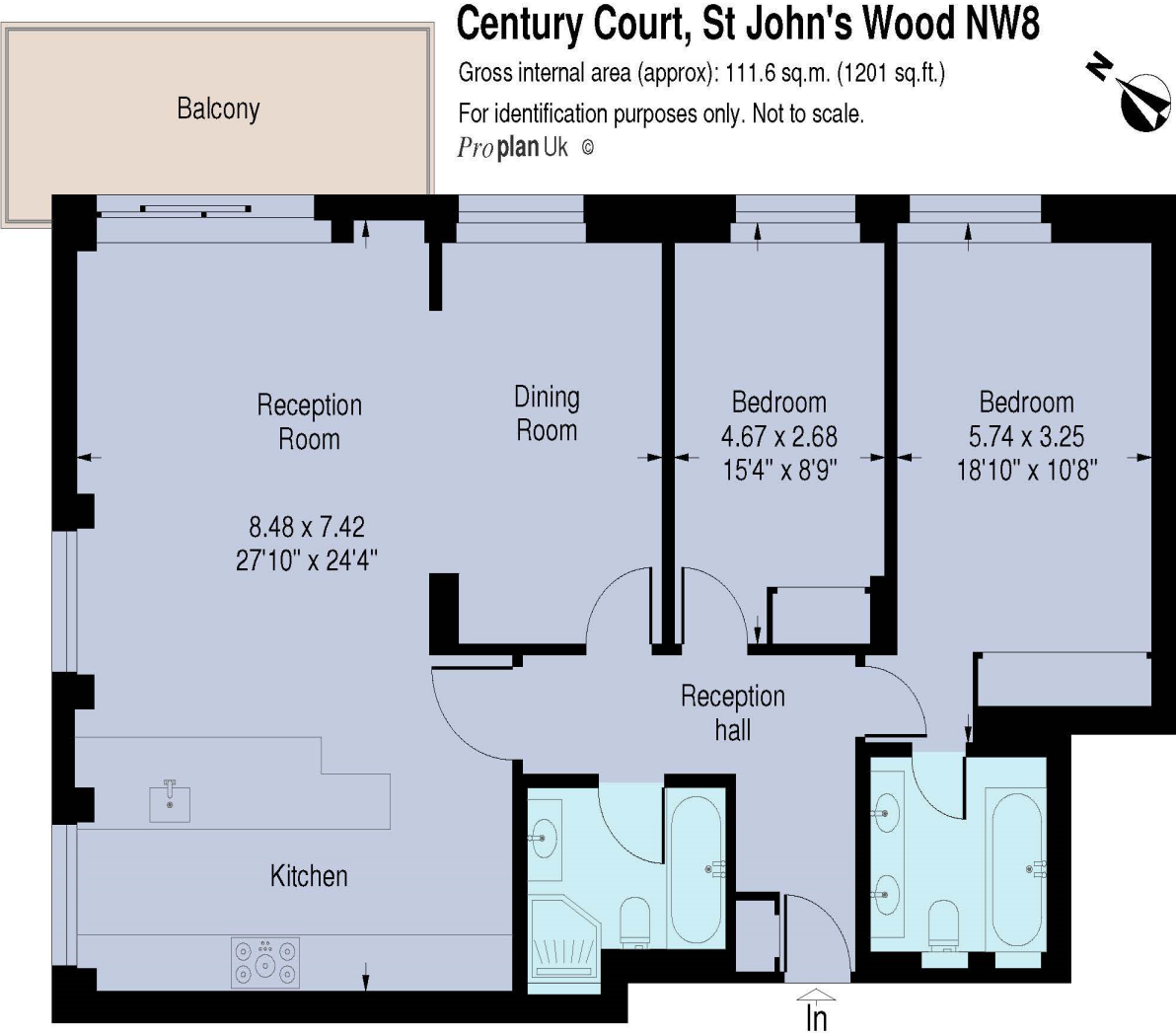


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Eleventh Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

