



ASCOT COURT

Grove End Road
St John's Wood
NW8

Guide Price
£1,675,000

Sole Agent

A beautifully presented interior designed two bedroom penthouse apartment situated in this popular purpose built block in the heart of St John's Wood. The apartment, which offers spacious living accommodation, features a bright conservatory providing access to a private terrace. There are impressive far reaching views from the terraces at either end of the property.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

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Ascot Court is located on Grove End Road within equidistant to all the amenities of St John's Wood, Little Venice and Maida Vale including St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) Underground Stations.

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Subject To Contract

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Share of Freehold



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- One Further Bedroom
- Family Bathroom
- Fully Fitted Kitchen
- Dining Room/Conservatory
- Reception Room
- Guest Cloakroom

AMENITIES

- Porterage
- Lift Two Private Roof Terraces
- Residents Parking

COUNCIL TAX: G

EPC RATING: E



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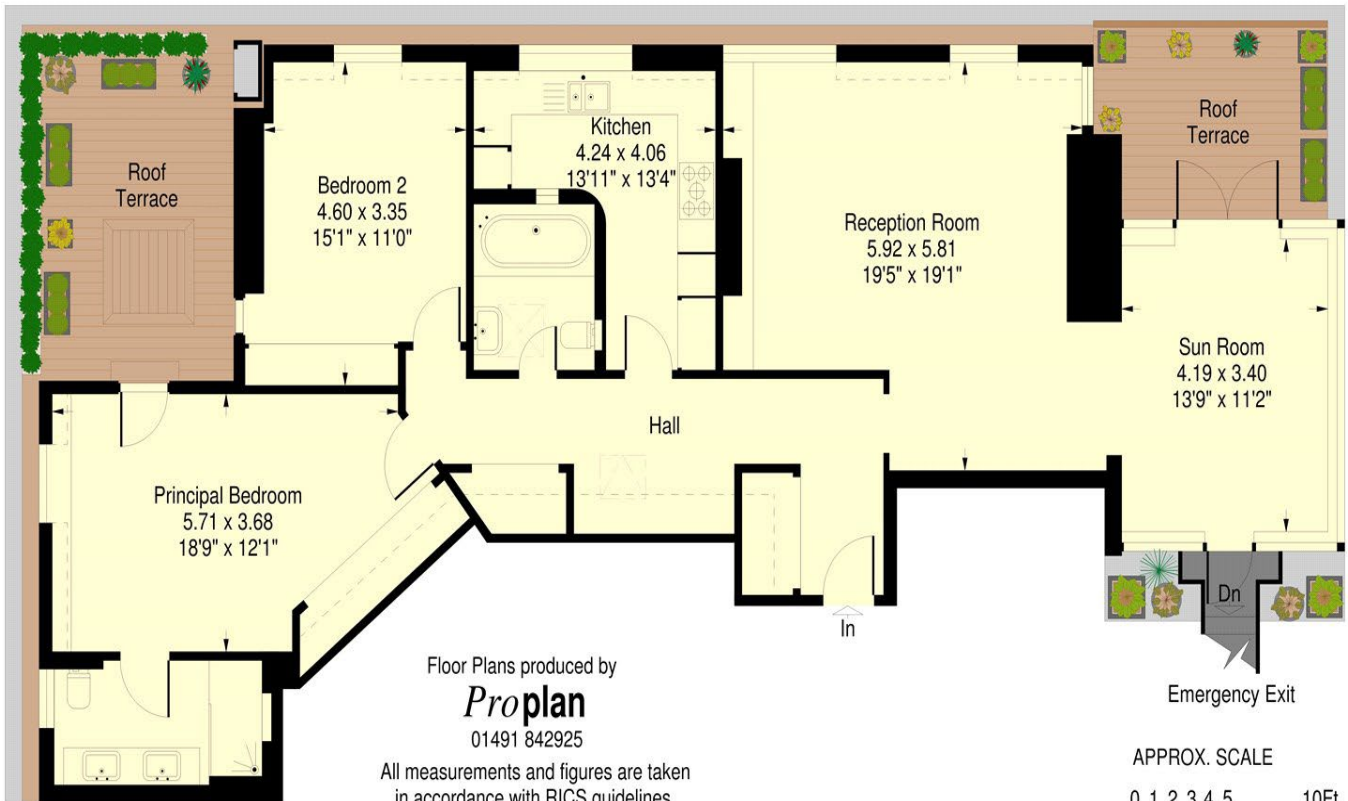
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South Penthouse, Ascot Court, London NW8

Approximate Gross Internal Area:
128.5 sq.mts. / 1383 sq.ft.
(including reduced height area,
below 1.5m - denoted with dashed line)

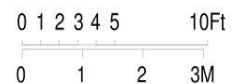


Sixth Floor

Floor Plans produced by
Proplan
01491 842925

All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.

APPROX. SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.