



HALL ROAD

St John's Wood
London
NW8

Asking Price
£525,000

Joint Sole Agent

A beautifully refurbished one-bedroom first floor apartment (47.5 sq m / 511 sq ft) situated within the highly sought-after and portered Grove Hall Court on Hall Road, NW8. Finished to an exceptional standard throughout, the apartment offers bright and well-balanced accommodation.

ASTON CHASE

67-71 Park Road
Regent's Park
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020 7724 4724
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Asking Price
£525,000
Subject To Contract

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Leasehold 140 Years Remaining

Service Charge: £7,800.00 P/A
(including ground rent)

The property features a spacious open-plan reception/dining room with a contemporary fitted kitchen, a generous double bedroom with excellent built-in storage, and a stylish modern bathroom. The apartment has been thoughtfully designed to maximise both natural light and functionality, whilst benefiting from a high-quality finish throughout.

Grove Hall Court is a well-regarded 24-hour portered mansion block ideally positioned on Hall Road, moments from the boutique shops, cafés and restaurants of St John's Wood High Street. The open green spaces of Regent's Park and Primrose Hill are also nearby, whilst St John's Wood Underground Station (Jubilee Line) provides excellent transport links into the West End and City.



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ACCOMMODATION

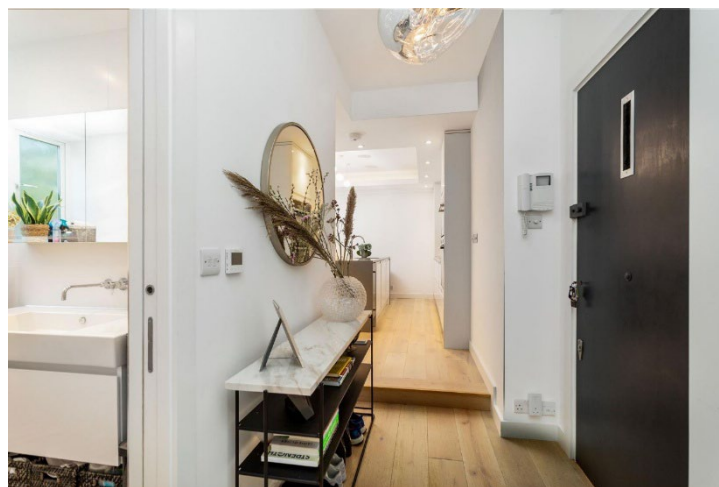
- Double Bedroom
- Open-plan kitchen/living area
- Modern Bathroom

AMENITIES

- 24-hour Portering
- Passenger Lift

COUNCIL TAX: D

EPC RATING: C



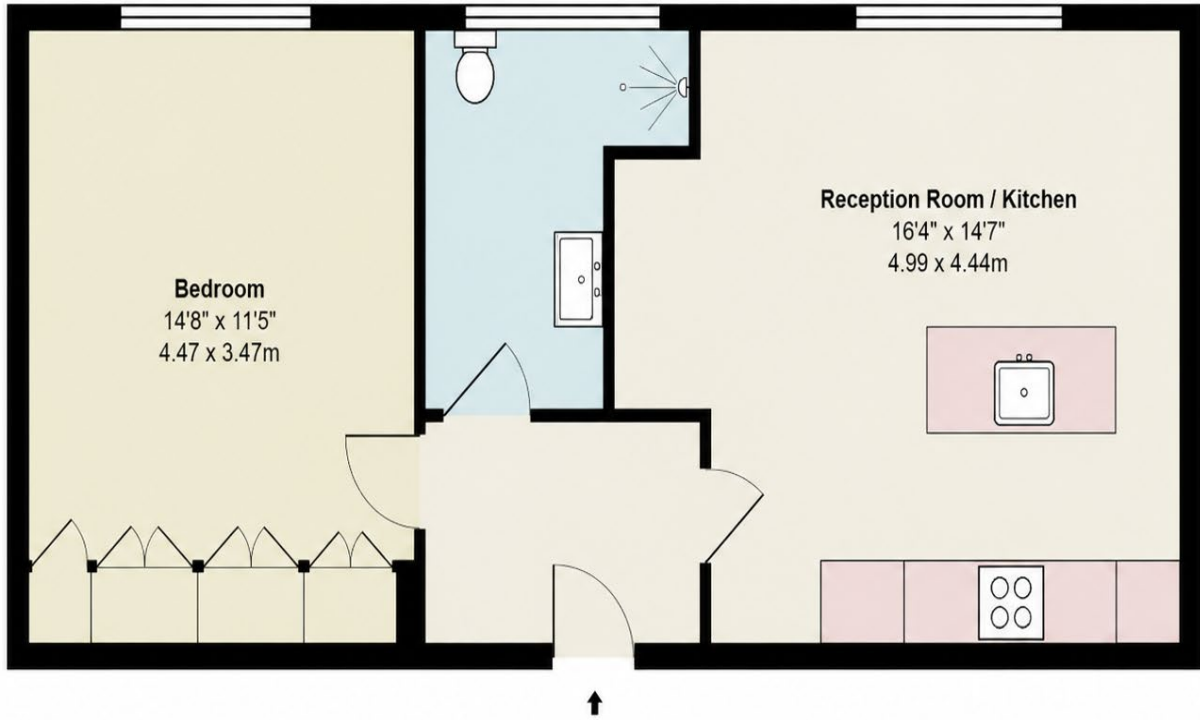
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Hall Road, NW8

Total Area: 511 ft² ... 47.5 m²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		