



GROVE HALL COURT, 2 HALL ROAD  
LONDON, NW8  
£3,401 Per Month

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**

PROPERTY CONSULTANTS

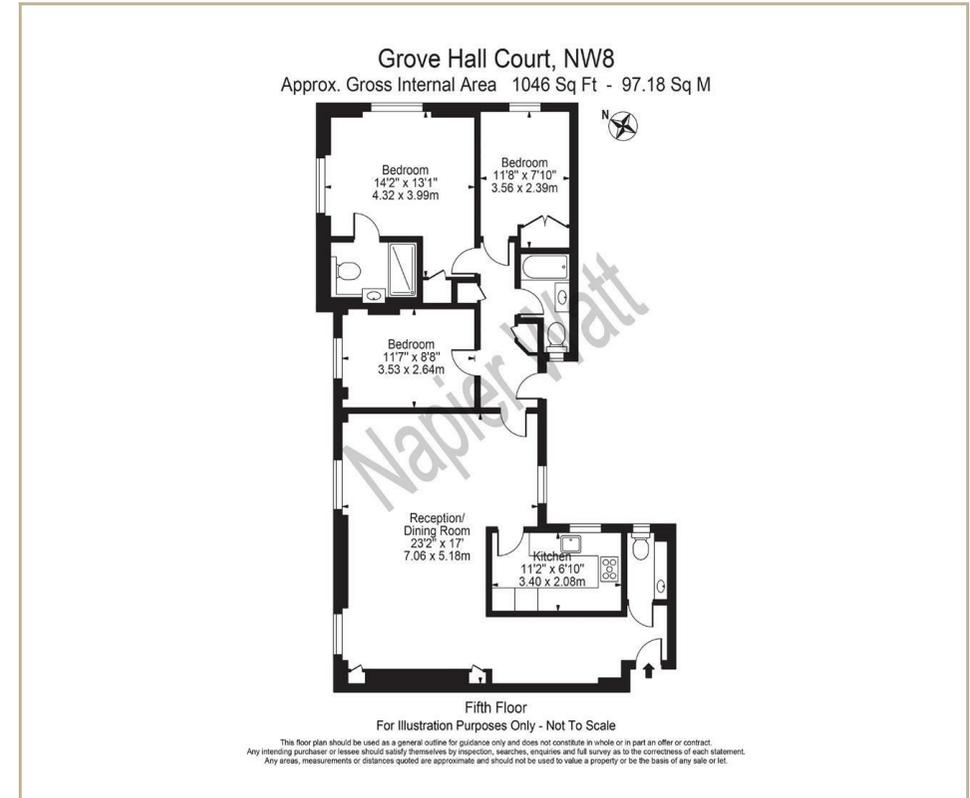
## Description

A recently refurbished and beautifully presented apartment situated on the fifth floor of this purpose built portered block close to both St Johns Wood & Little Venice. The apartment comprises 1,070sqft/99sqm of accommodation laid out with a master bedroom which features generous wardrobe space and ensuite shower room, two further bedrooms, outstanding family bathroom, large coat cupboard, bright and charming reception room leading onto an impressive open plan kitchen. The property further benefits from a 24 hour porter service.

Grove Hall Court is located within easy access to St. John's Wood High Street and tube station (Jubilee line). It is also close to all the other local amenities of Abbey Road and Maida Vale. #

The Landlord is not interested in renting to shares or Students

Westminster council tax band G



## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS