

**ASTONCHASE**

astonchase.com

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



**CENTURY COURT  
GROVE END ROAD  
ST JOHN'S WOOD, NW8**

**SERVICE CHARGE: APPROX £2600 PER  
QUARTER; INCLUDED WITHIN THAT IS  
£630 TO THE SINKING/RESERVE FUND**

**(HEATING AND HOT WATER IS  
INCLUDED IN THE SERVICE CHARGE)**

**LEASEHOLD 992 YEARS 8 MONTHS  
ASKING PRICE £2,250,000  
SUBJECT TO CONTRACT**

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.

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.

JOINT SOLE AGENT

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## ACCOMMODATION

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

## AMENITIES

- Designated Underground Parking Space
- Guest Parking
- Balcony
- Two Passenger Lifts
- Uniformed Portage

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COUNCIL TAX

Westminster (Band H)

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EPC RATING:

C

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### IMPORTANT NOTICE

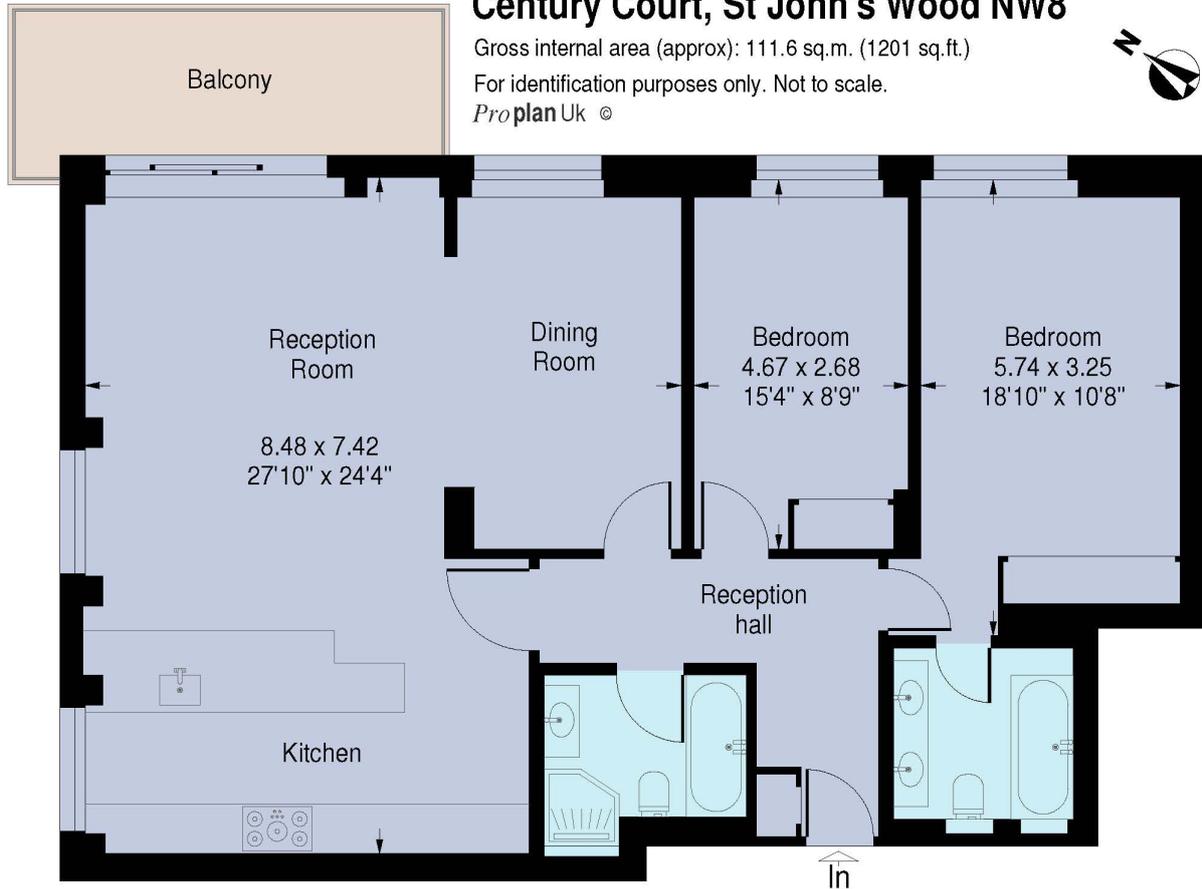
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.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

## Century Court, St John's Wood NW8

Gross internal area (approx): 111.6 sq.m. (1201 sq.ft.)

For identification purposes only. Not to scale.

Proplan Uk ©



Eleventh Floor

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

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