

# Lot 10

Flat 25 Grove Court, 24 Grove End Road,  
St John's Wood, London NW8 9EN

**\*Guide: £2,300,000+**  
(under £1,000 per sq ft)  
By Order of Executors  
In same family ownership for 70 years



## SITUATION

Located at the junction with Circus Road, about 500 yards from St John's Wood Underground Station (Jubilee Line), close to both Lord's Cricket Ground and St John's Wood High Street with its popular shops, cafés and restaurants and less than ½ a mile from Regent's Park.

## PROPERTY

An unmodernised **Self-Contained 5 Bed Flat** located on the fourth floor of this prestigious and attractive six-storey block.

The block is portered and benefits from an entry-phone system, communal central heating, passenger lifts and residents' first-come-first-served parking.

## ACCOMMODATION (measurements to maximum points)

### Fourth Floor Flat

Bedroom 1	14'3"	×	10'0"
Bedroom 2	16'2"	×	10'8"
Bedroom 3	17'4"	×	12'0"
Bedroom 4	17'3"	×	10'5"
Bedroom 5	14'10"	×	7'4"
Living Room	25'4"	×	12'8"
Dining Room	15'0"	×	14'9"
TV Room	15'0"	×	8'6"
Kitchen	18'3"	×	12'4"
Bathroom/WC			
Shower Room/WC			

**GIA Approx. 2,326 sq ft**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 1st April 1985 at a peppercorn ground rent and Share of Freehold.**

**Offered with Vacant Possession**

**Note 1: Flat 45 Grove Court (GIA 1,919 sq ft) situated on the 2nd Floor sold for £2,175,000 in March 2022 (£1,133 per sq ft) (Source: Zoopla).**

**Note 2: There is a 6 week completion.**

**Note 3: Refer to the Auctioneers for the video tour of the Flat.**

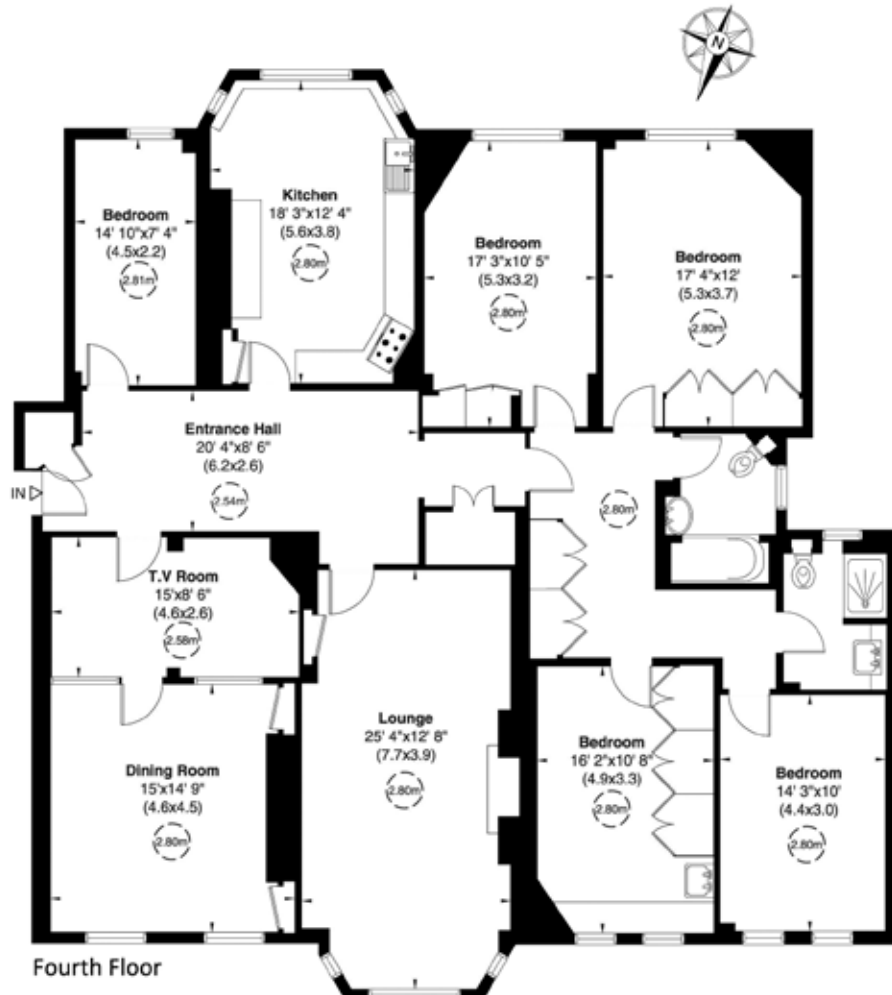
# Vacant 5 Bed Flat

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Cartwright Cunningham Haselgrove & Co  
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Plan not to scale and for identification purposes only.