



**ST JOHNS GROVE  
ST JOHNS GROVE CONSERVATION  
AREA N19**

**GUIDE PRICE £625,000**

SOLE AGENT

A beautifully presented apartment arranged over the raised ground of this Victorian conversion situated on a peaceful residential turning moments from Archway station (Northern Line).

This wonderful property offers flexible accommodation currently comprising a striking master bedroom with high corniced ceilings, large bay window and wood flooring along with a second double bedroom and charming open plan kitchen/reception room, both with French doors opening directly to a private balcony with steps down to the south facing communal garden.

St Johns Grove is a popular residential turning in the heart of the conservation area and is perfectly placed for immediate access to the local shops including the renowned 'St Johns Tavern Gastro Pub and Tapas Bar' and the cafes of Junction Road.

Just beyond is Fortress Road with a thriving scene and growing mix of independent retailers including 'Meat NW5', 'Jonathan Norris' Fishmongers, bars and restaurants for all tastes and budgets and is within a mile of the rolling acres of Hampstead Heath.

2 Bedrooms – Kitchen/Reception Room – Bathroom – Balcony – Communal Garden – Residents Parking Zone



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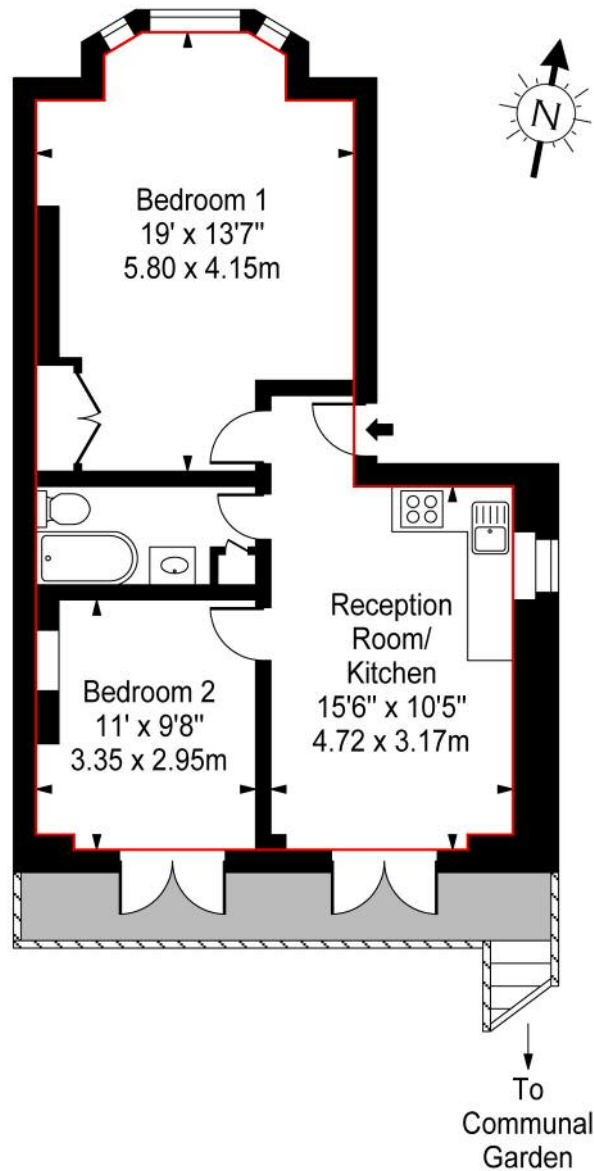
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## St. Johns Grove, N19



Upper Ground Floor

**Approximate Square Footage Within Red Line 575 Sq Ft - 53.45 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.32044

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





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