

Case Study



Grove End Gardens, St Johns Wood

Constructed in 1935, Grove End Gardens is a large purpose built 7 storey block of 277 apartments with entrances at Grove End Road and Abbey Road. 6 penthouses and underground car parking were added in the 2010s, whilst entrance areas were renovated. A further 2 penthouses are planned.

Extensive mature, communal gardens cover two-thirds of the near 2 acre site and there is a reception room with dining space. It is a short walk to St John's Wood tube station.

We have managed Grove End Gardens since we were instructed by the trustee in 2014. We provide full property management services to the homes, amenities and communal gardens, including 24/7 concierge and managed underground parking.



We are managing several ongoing projects to ensure the long-term future of the building including:

- an upgraded heat network - removing the communal gas boilers and replacing the entire system with electric.
- pipework re-design - an extensive project to reduce and replace the current 1930s based utility networks.
- boundary wall remedials - the shared retaining wall requires extensive work to ensure it is safe. We have taken the lead role in its redevelopment.
- phased external works - due to the size of the building external works have been instructed in 7 phases. The first 5 phases are complete and the final phases are ongoing.

