



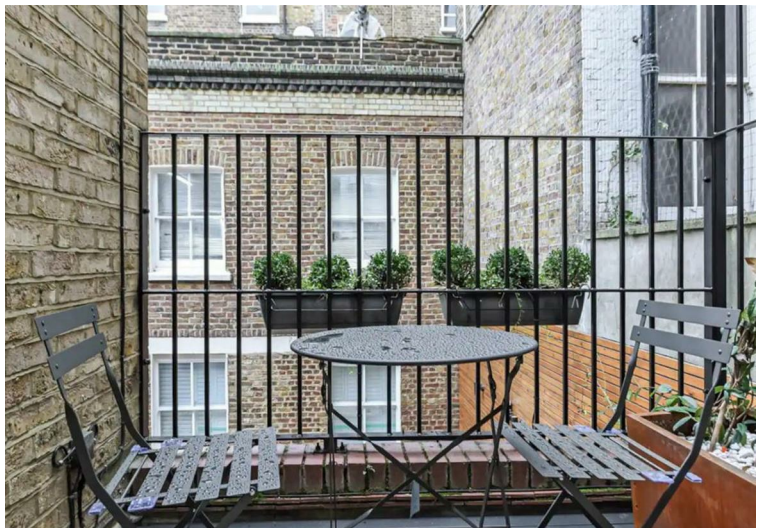
Rutland Mews, St John's Wood, NW8 £1,350,000 Subject to contract

An incredible, newly converted, interior-designed Freehold House, set in quiet cobbled mews, in St John's Wood

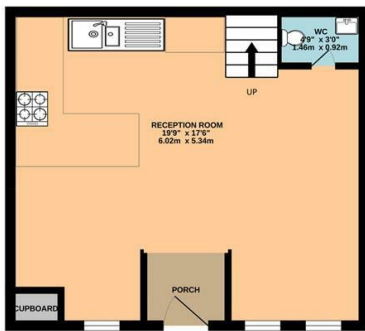
We are delighted to offer this superb mews house, comprising 992 sq ft (92.1sq m) of well-planned accommodation, over three floors.

Entering the house offers a beautifully designed, open-plan reception, dining, and designer kitchen with Miele appliances, guest WC, air conditioning, CCTV, and high-quality fittings. Principal bedroom and bathroom suite with balcony, 2 further double bedrooms, and a family bathroom.

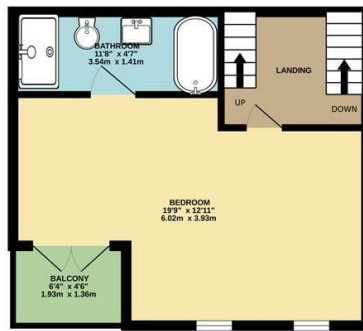
Rutland Mews is located just off Abbey Road, St Johns Wood with the numerous shops, cafes and restaurants of Boundary Village and Abbey Road on your doorstep. Both Swiss Cottage and St John's Wood Underground (Jubilee Line) are within a short walk as well as numerous bus links.



GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

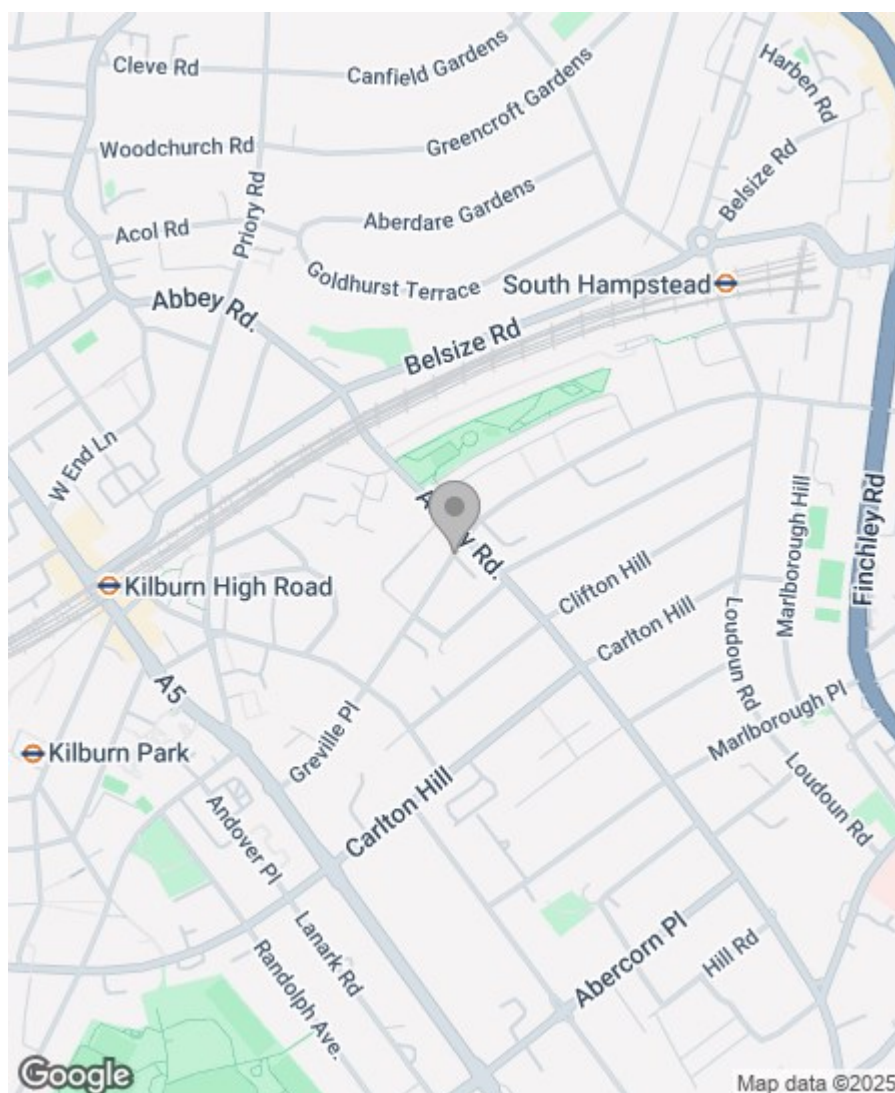
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Overview

Location	St John's Wood, NW8
Price	£1,350,000
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	TBC
Service Charge	£2584.48 per annum
Term	n/a

Key Features

- Cobbled Mews
- Behind Electric Gates
- Great Location
- 992 Sq ft
- Off street parking available
- Principal Bedroom suite
- Air Conditioning to all rooms
- Luxury Throughout
- Private Balcony
- Chain Free



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England & Wales
Registered Office:
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Company Registered number
03513585

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).