

## Rutland Mews, St John's Wood NW8 £1,200,000 Subject to contract

We are pleased to introduce this newly renovated two bedroom house, discreetly located within a private cobbled mews behind electric gates, off Abbey Road. The mews house of circa 1051 sq ft ( 98 sq m ) is accessed via its own private entrance on this private, gated mews in the heart of St John's Wood.

The property spans three generously sized floors and comprises a wonderful and bright open-plan reception room with newly fitted wooden flooring and a brand new ultra-modern kitchen with built-in appliances. A secondary bedroom suite with a separate bathroom with a large walk-in shower can be found on the first floor. The primary bedroom is located on the top floor with large windows to offer excellent natural lighting. Both bedrooms offer built-in wardrobes for ample storage.

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.





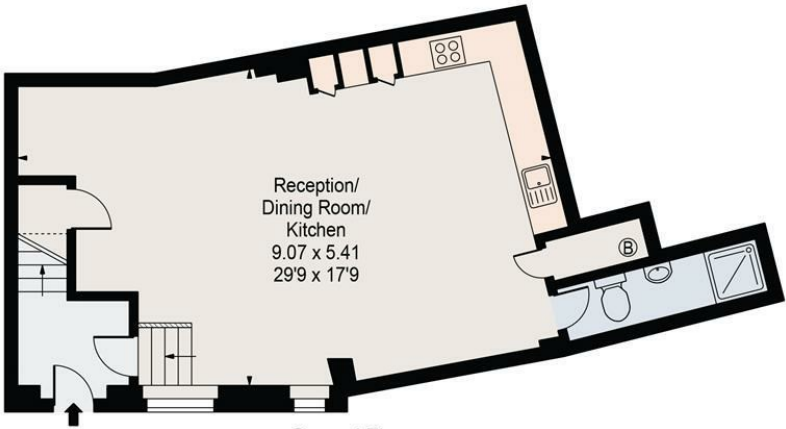
Rutland Mews

Restricted Height Area = 2.04 Sq m / 22 Sq ft

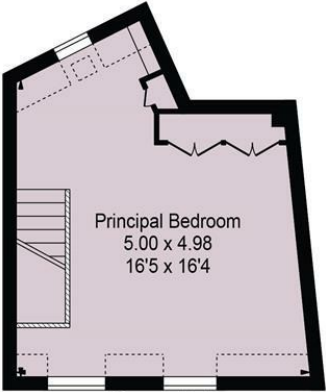
Gross Internal Area(Approx)

Total = 103.59 Sq m / 1115 Sq ft

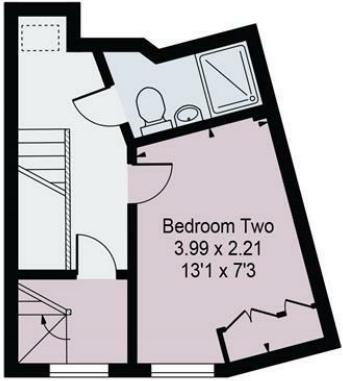
(Including Restricted Height Area)



Ground Floor  
54.07 sq m / 582 sq ft



Second Floor  
24.43 sq m / 263 sq ft



First Floor  
25.08 sq m / 270 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
For Illustration Purposes Only - Not To Scale

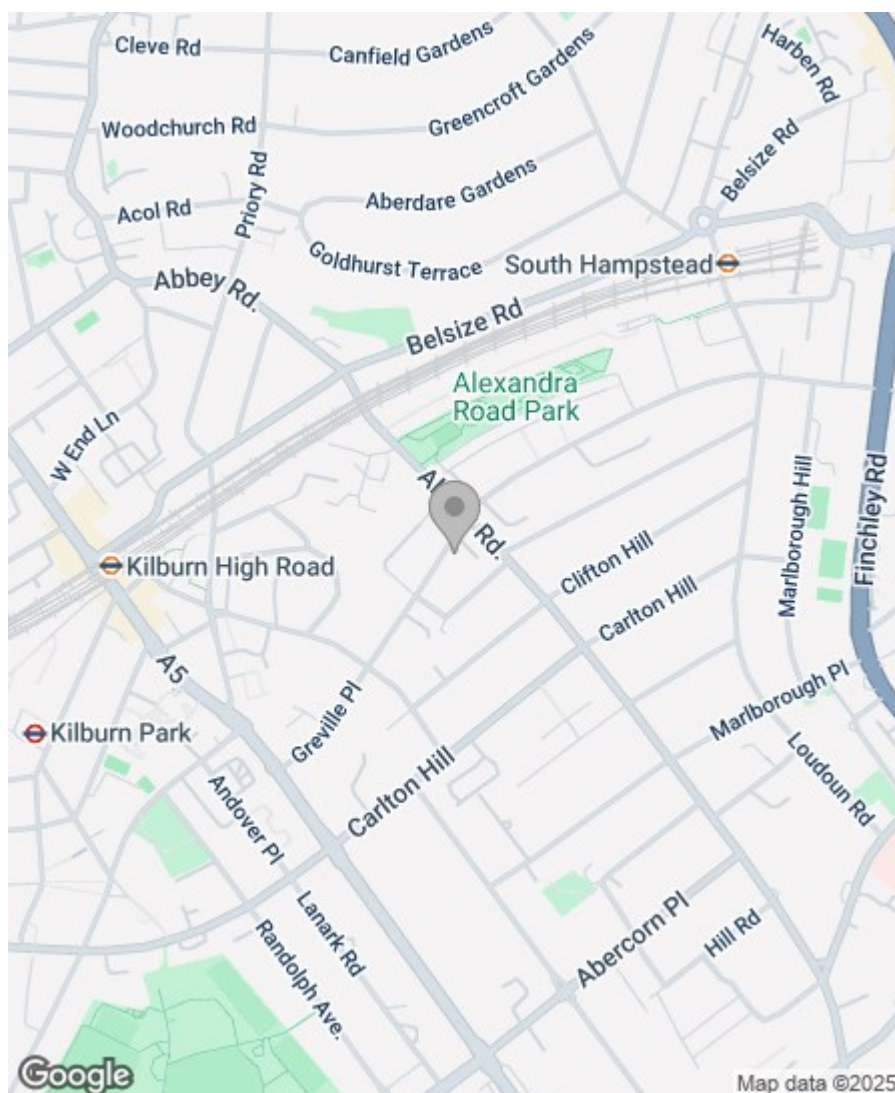


## Property Overview


Location	St Johns Wood, NW8
Price	£1,200,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	N/A
Service Charge	N/A
Term	Freehold

## Key Features

- Two Bedrooms
- Two bathrooms
- Huge Reception Area
- 3m High ceilings
- Set over three floors
- Located in a Quiet, Gated Mews in St Johns Wood
- Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

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).