



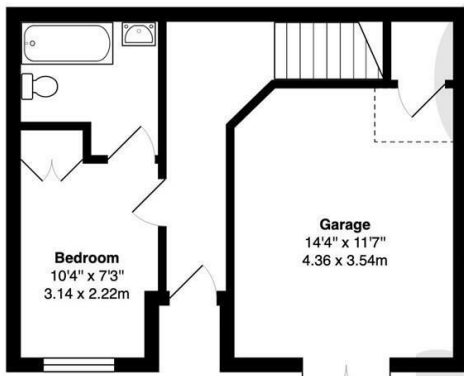
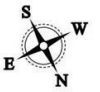
## Rutland Mews, St John's Wood, NW8 £1,100,000 Subject to contract

We are delighted to offer this immaculate mews house, comprising 957 sq ft ( 88.9 sq m ) of well-planned accommodation, set within a private cobbled mews behind electric gates.

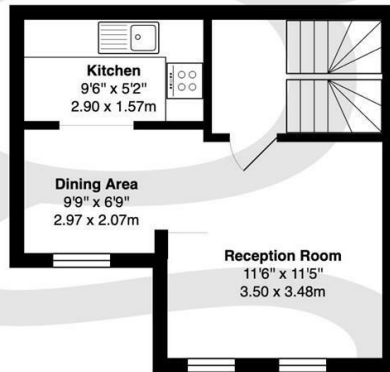
The house offers a double bedroom with a bathroom ensuite, a secure garage ( potential to convert to third bedroom STP ), stairs leading to bright large reception and dining room, a fully fitted kitchen, and stairs to the third floor which comprises a principal bedroom suite offering a large bathroom with shower.

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.

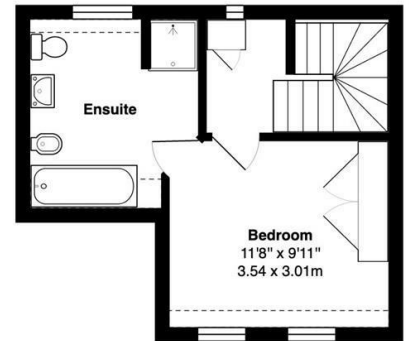




Ground Floor



First Floor



Second Floor

Rutland Mews London NW8

Total Gross Area: 957 ft<sup>2</sup> ... 88.9 m<sup>2</sup>

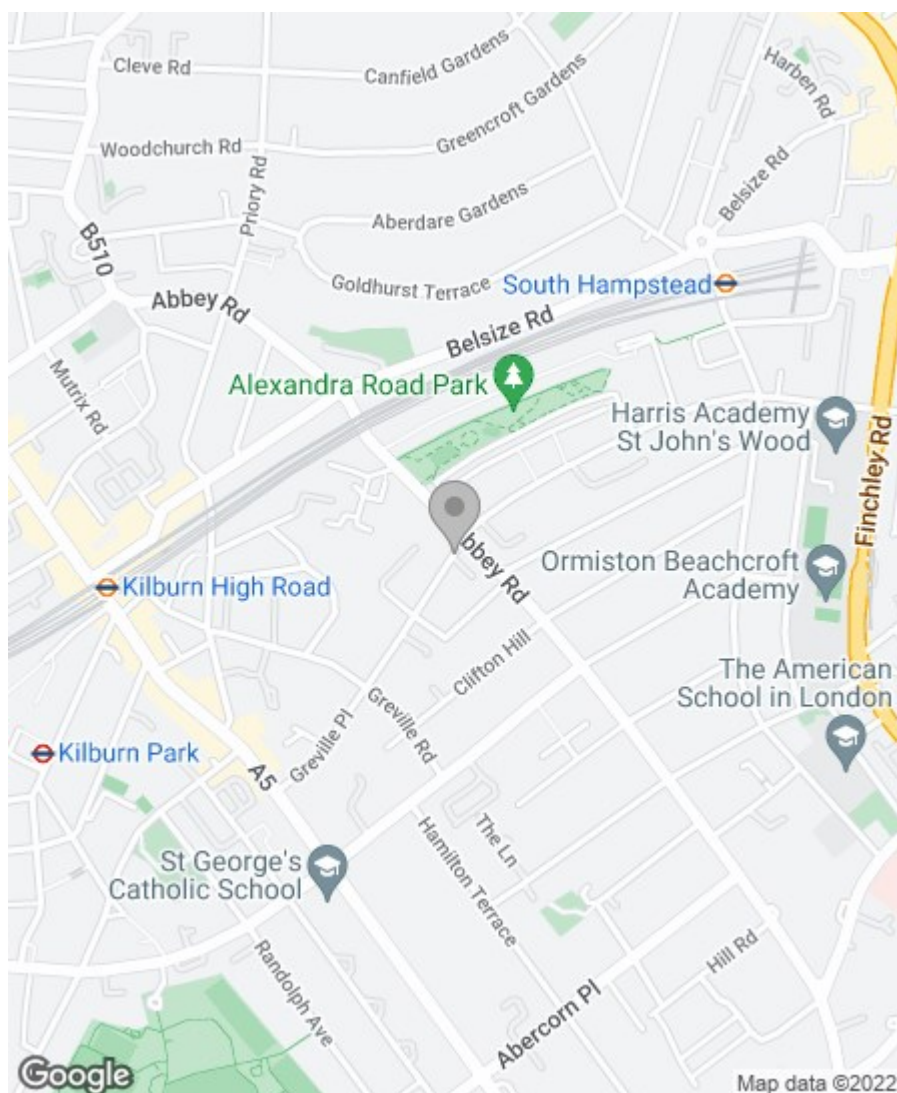
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	St John's Wood, NW8
Price	£1,100,000
Bedrooms	2
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	TBC
Service Charge	TBC
Term	n/a

## Key Features

- Cobbled Mews
- Behind Electric Gates
- Great Location
- 957 Sq ft
- Garage
- Over three floors
- No Chain
- Sole Agents



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive  
2002/91/EC



**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).

