



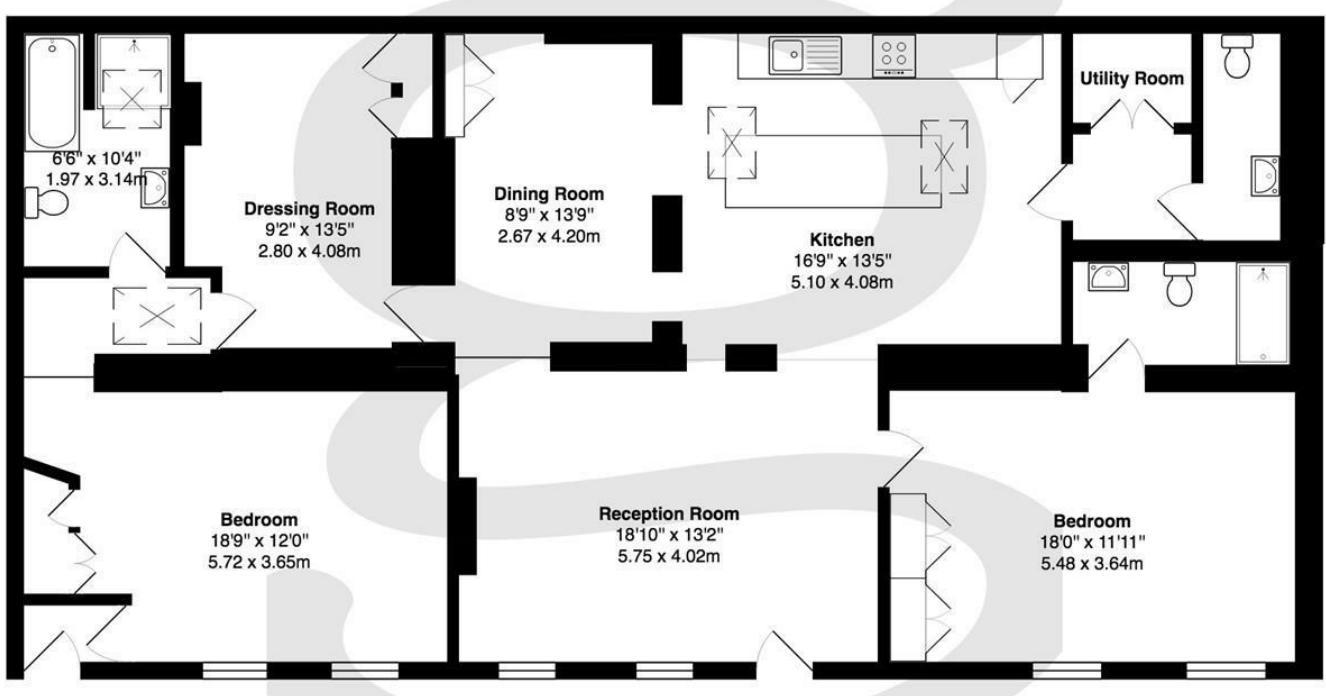
Rutland Mews, St John's Wood, NW8 £1,500,000 Subject to contract

A vast, lateral apartment discreetly located in a well-located, private cobbled mews behind electric gates, off Abbey Road.

Offering circa 1561 sq ft (145 sq m) the property is arranged on the ground floor and comprises a wonderful and bright reception room with newly fitted flooring, a brand new ultra-modern kitchen with two skylights above, a dining room, a master bedroom suite with a separate dressing room and a luxury en-suite bathroom with large walk-in shower, a second large double bedroom with en-suite bathroom, a utility room and a guest cloakroom.

Rutland Mews is located off Abbey Road and close to numerous local amenities, pavement cafes, and restaurants. It has excellent transport links, including an Abbey Road Bus connection and St John's Wood Underground (Jubilee Line).





Rutland Mews, St Johns Wood NW8

Total Area: 1561 ft² ... 145.0 m²

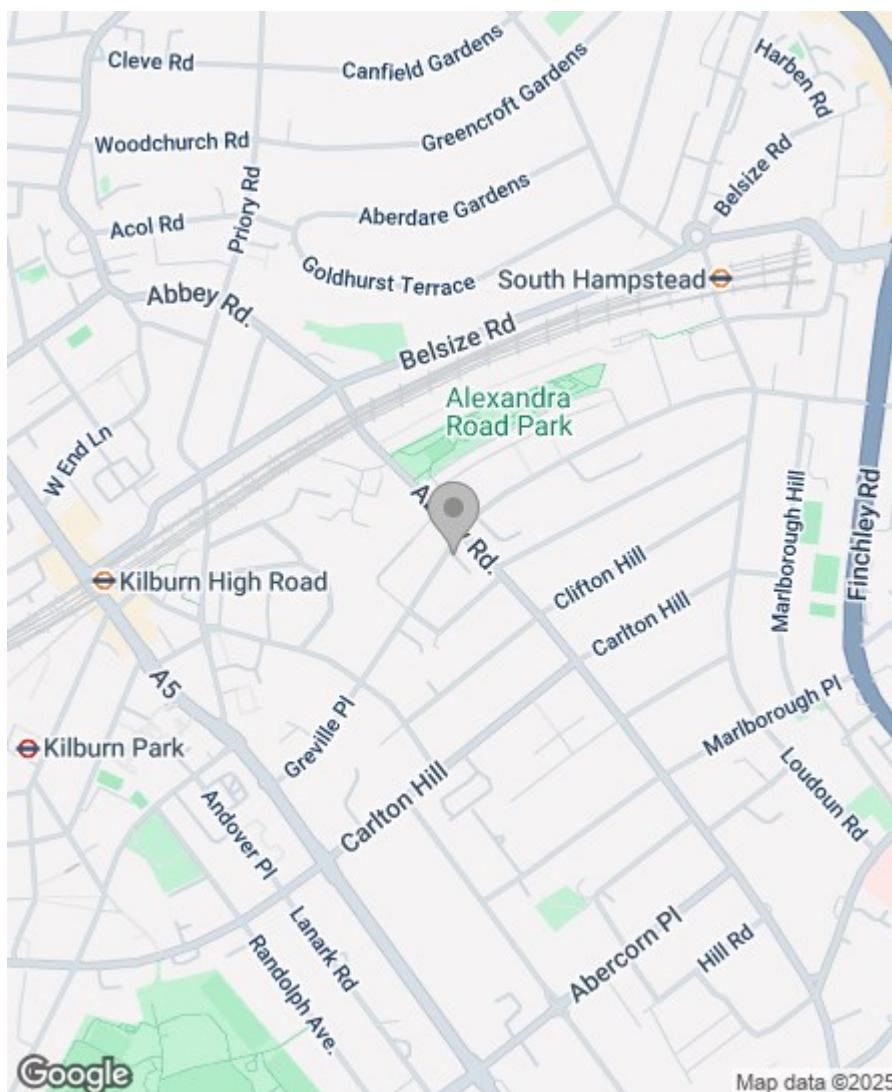
Floor plan are for identification guideline purposes only not to scale .
Complaint with the RICS code of measuring practice

Property Overview

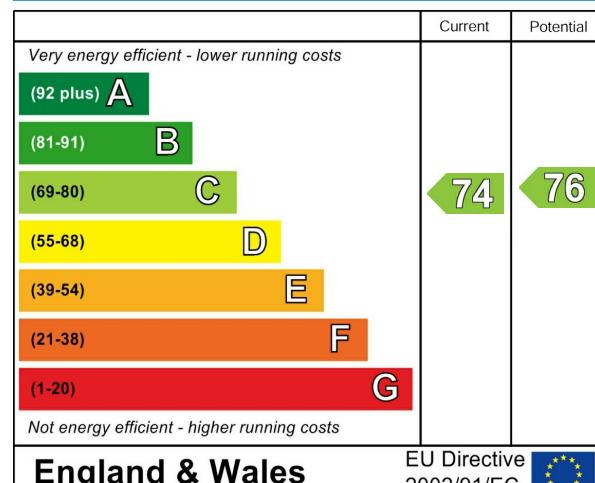
Location	St John's Wood, NW8
Price	£1,500,000
Bedrooms	2
Bathrooms	2
Receptions	3
Tenure	Leasehold
Council	Westminster
Tax Band	G
Current Ground Rent	-
Service Charge	circa £2,200 per annum
Term	960 years remaining

Key Features

- Reception Room
- Separate Fully Fitted Kitchen
- Two Bedrooms with fitted wardrobes
- Two En-Suite Bathrooms
- Dressing Room
- Dining Room
- New Flooring and decoration throughout
- 2 Skylights
- Utility Room
- Guest Cloakroom



Energy Efficiency Rating



Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
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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).