



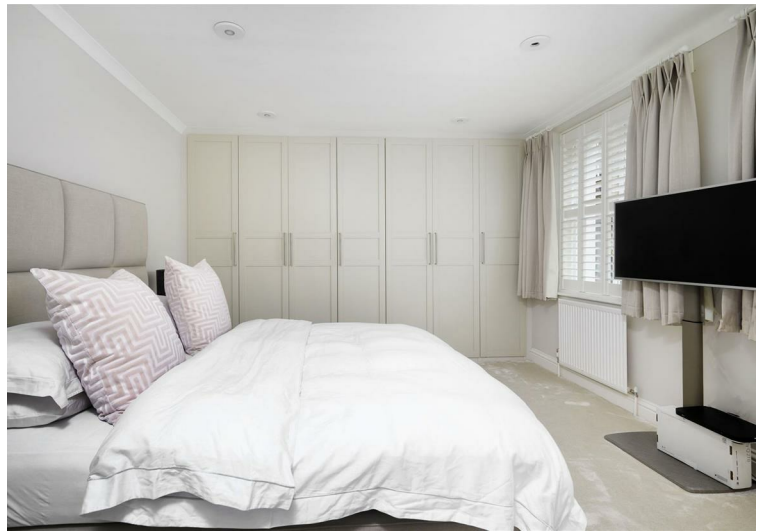
## Rutland Mews, St John's Wood, NW8 £1,500,000 Subject to contract

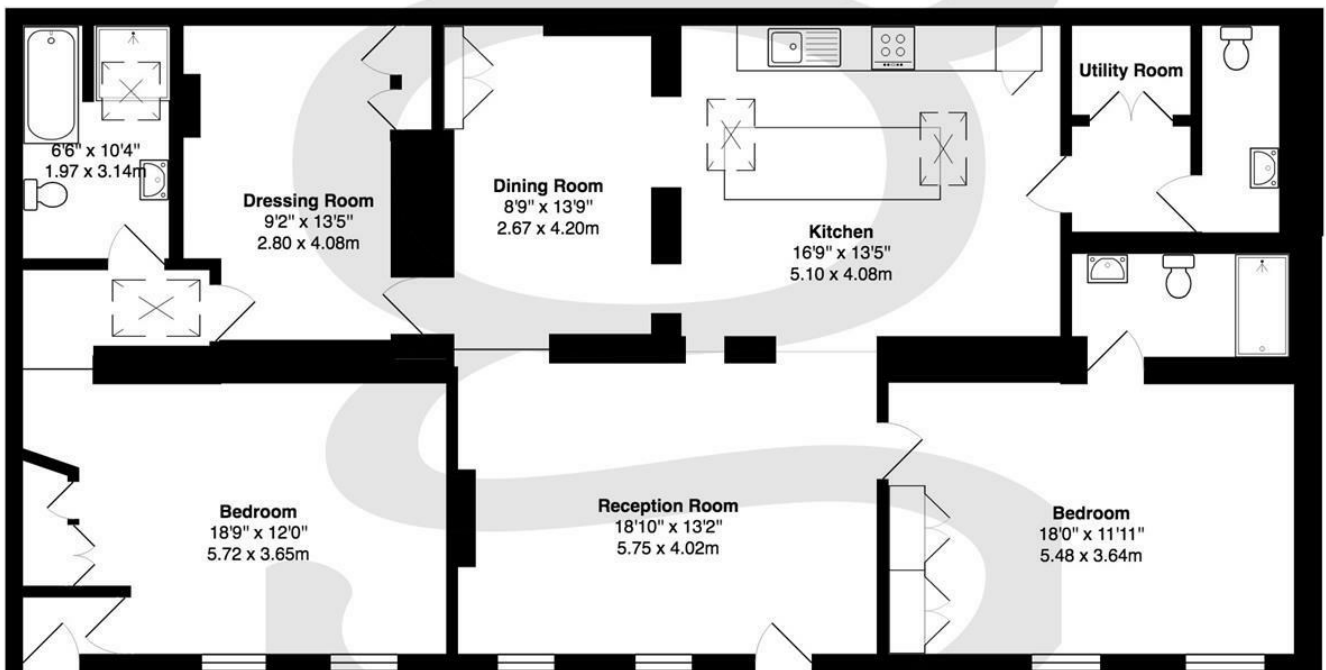
A vast, lateral apartment discreetly located in a well-located, private cobbled mews behind electric gates, off Abbey Road.

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 ft<sup>2</sup> ... 145.0 m<sup>2</sup>

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

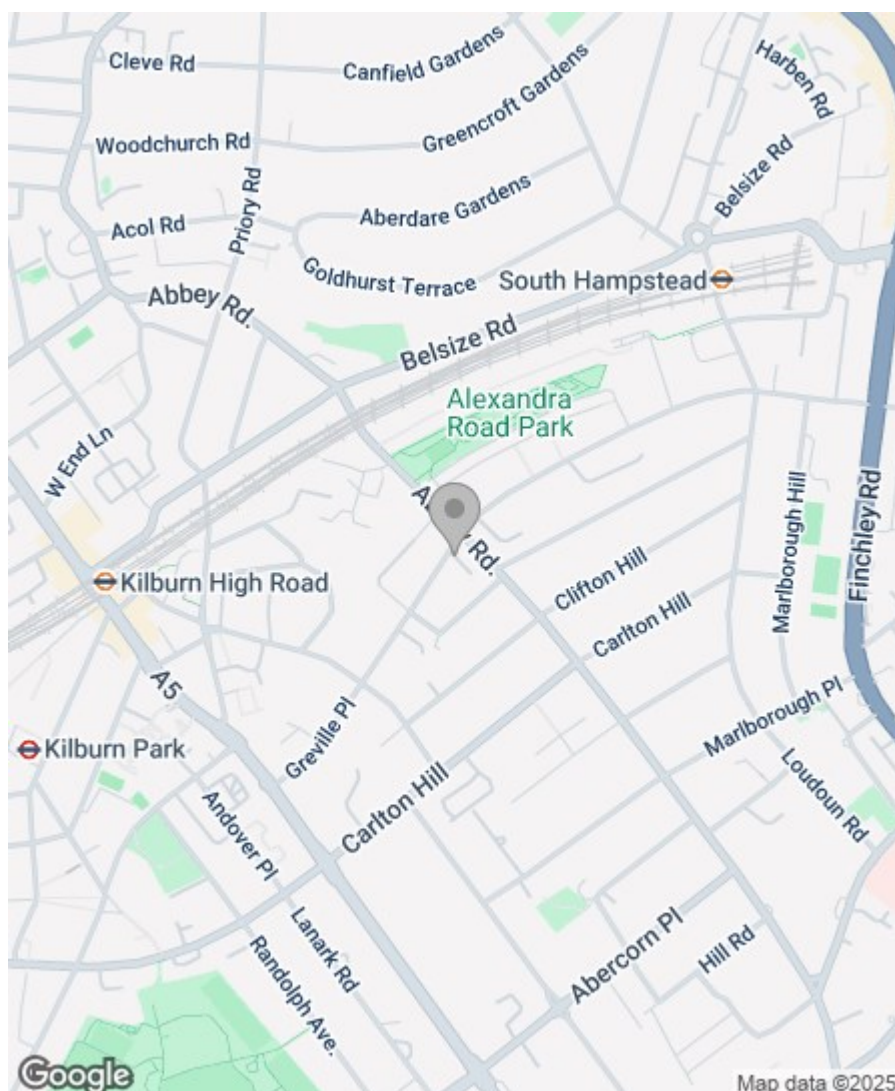


## Property Overview

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(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	

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