



Rutland Mews, St John's Wood, NW8 £3,750 Per Month Unfurnished

Discreetly located in a well-located, private cobbled mews, off Abbey Road, we are pleased to be able to offer an incredibly spacious, newly refurbished, Mews House.

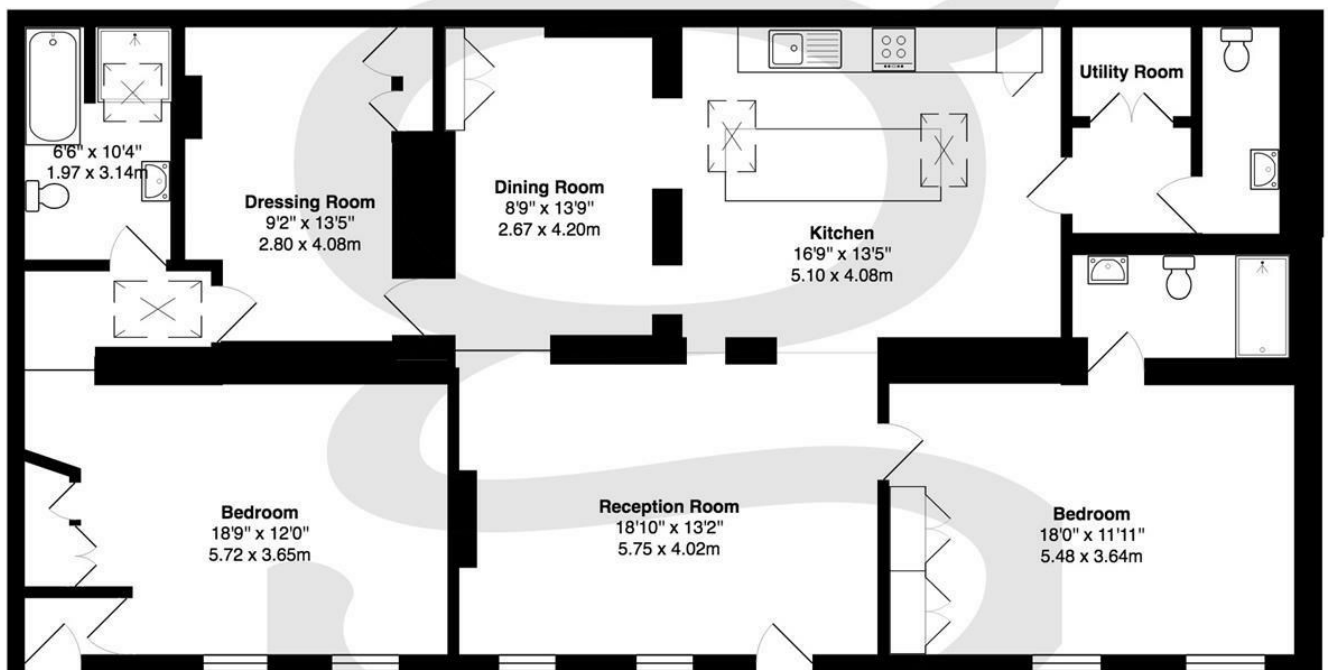
The lateral mews house of circa 1561 sq ft (145 sq m) is accessed via its own private entrance situated to the rear of this quiet, private, gated mews in the heart of St John's Wood.

The property is arranged on the ground floor and comprises a wonderful and bright reception room with newly fitted wooden floors,, a brand new ultra-modern kitchen with two skylights above, a dining room, a master bedroom suite with a separate dressing room 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, cafe's and restaurants as well as the bus links on Abbey Road and St John's Wood Underground (Jubilee Line).

Parking available by separate negotiation.





Rutland Mews, St Johns Wood NW8

Total Area: 1561 ft² ... 145.0 m²

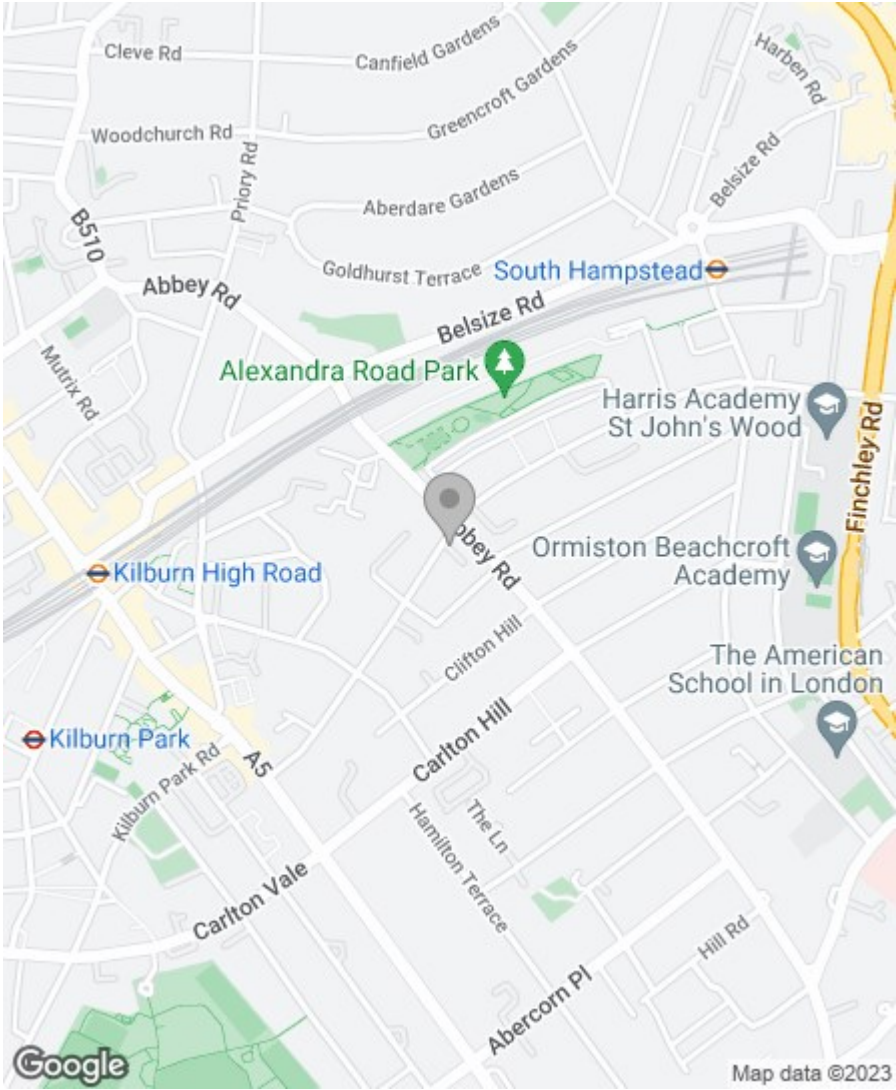
Floor plan are for identification guideline purposes only not to scale .
Complaint with the RICS code of measuring practice

Property Overview

Location	St John's Wood, NW8
Price	£3,750 Per Month
Bedrooms	2
Bathrooms	2
Receptions	3
Council	Westminster
Tax Band	G
Furnishing	Unfurnished

Key Features

- Reception Room
- Separate Fully Fitted Kitchen
- Two Bedrooms
- Two En-Suite Bathrooms
- Dressing Room
- Dining Room
- Wooden Floors throughout
- 2 Skylights
- Utility Room
- Guest Cloakroom



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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).