

MANOR MEWS

40B ABBEY ROAD
ST JOHN'S WOOD NW8



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MANOR MEWS COMPRISES A CONTEMPORARY, NEWLY CONSTRUCTED MEWS HOUSE ARRANGED OVER TWO FLOORS ONLY. DISCREETLY SET BACK FROM THE ROAD, THE HOUSE HAS BEEN THOUGHTFULLY DESIGNED AROUND A PRIVATE COURTYARD GARDEN, OFFERING AN ABUNDANCE OF NATURAL LIGHT VIA FULL HEIGHT, TRIPLE GLAZED WINDOWS.

Constructed in 2019 and featuring an array of modern amenities, including air conditioning and underfloor heating, the house has been finished to an exceptionally high standard throughout, benefitting from off street parking.

The house provides in excess of 2,000 square feet (185 square metres) of internal accommodation, including a superb lateral floor of entertaining space with garden access from both the kitchen/dining room and reception room.

Further accommodation includes three bedrooms, all with bespoke fitted wardrobes, three bathrooms/shower rooms with 'Roca' sanitaryware and 'Hansgrohe' taps and mixers, and a bespoke kitchen with 'Miele' appliances and a 'Quooker' boiling water tap.

Manor Mews is superbly located on Abbey Road, only half a mile from St John's Wood High Streets' vibrant mix of thriving cafes, restaurants, boutiques and independent shops with St John's

Wood Underground Station (Jubilee Line) affording easy access to Oxford Street, Bond Street, Mayfair, The City and Canary Wharf.

Regents Park offers one of London's best open spaces, including London Zoo and a variety of amenities including children's play areas, tennis courts and the open air theatre.



ACCOMMODATION

Principal bedroom with en-suite bathroom • Bedroom two with en-suite shower room • Bedroom 3 • Family bathroom • Reception room • Fully fitted kitchen including dining area • Utility room • Guest WC

AMENITIES

- OFF STREET PARKING FOR ONE CAR
- Private courtyard garden
- Bike storage

PHOTOGRAPHS SHOWN ARE AS PREVIOUSLY FURNISHED.

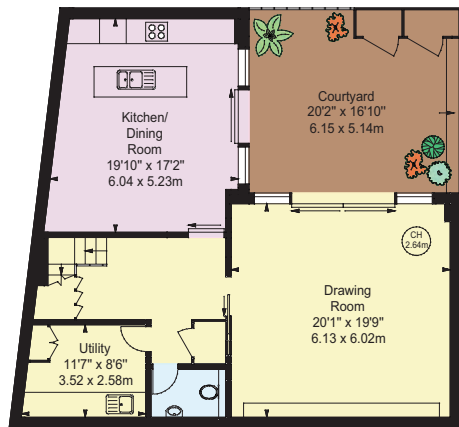
SPECIFICATION

- Triple glazed windows and doors throughout
- Security alarm system
- Reverse cycle air conditioning (heating and cooling)
- Underfloor heating
- Video intercom entry phone system
- Engineered timber flooring
- Bespoke built in wardrobes to bedrooms with integrated lighting
- Roca sanitaryware
- Hansgrohe taps and mixers
- Bespoke kitchen cabinets and stone worktops
- Built in pantry
- Miele kitchen appliances including - 2 x ovens & microwave, extractor hood, refrigerator and freezer
- Wine fridge
- Quooker tap - on demand boiling and cold filtered water
- Miele washing machine and tumble dryer

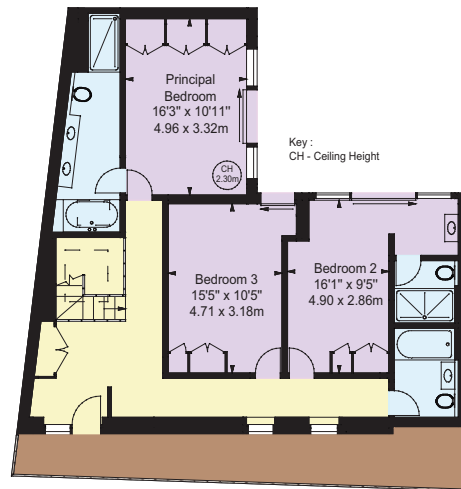
40B ABBEY ROAD

Approximate Gross Internal Area – 2,093 sq ft / 194.49 sq m

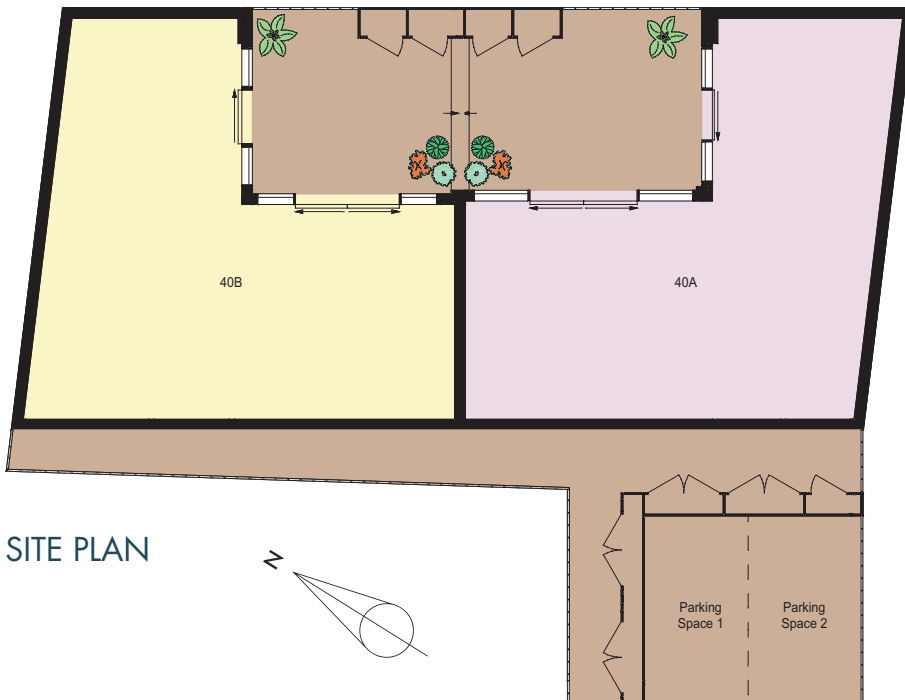
Approximate Garden Area – 509 sq ft / 47.29 sq m



Lower Ground Floor



Ground Floor



SITE PLAN



TERMS

Asking Price: £2,950,000, Subject to Contract

Tenure: Freehold

Council Tax: London Borough of Westminster (Band H)

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These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, ask for further information.