

CHARMILL

RESIDENTIAL



Ryders Terrace, St John's Wood NW8

A well presented 2/3 bedroom house located in quiet mews positioned moments from the famous Abbey Road. The house comprises a reception/dining room with wooden flooring, separate fully fitted kitchen, two double bedrooms, further single bedroom/study, family bathroom suite and a private roof terrace. Ryders Terrace is located 0.5m to the local amenities of Abbey Road and St Johns Wood.

- 2/3 bedrooms
- Family Bathroom
- Mews House
- Roof Terrace
- Permit Parking

£900

RYDERS TERRACE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 409 sq. ft. (38.0 sq. m.)

First floor = 341 sq. ft. (31.7 sq. m.)

Second floor = 61 sq. ft. (5.7 sq. m.)

Reduced headroom = 190 sq. ft. (17.7 sq. m.)

Total = 1001 sq. ft. (93.1 sq. m.)



= Reduced head height below 1.5m

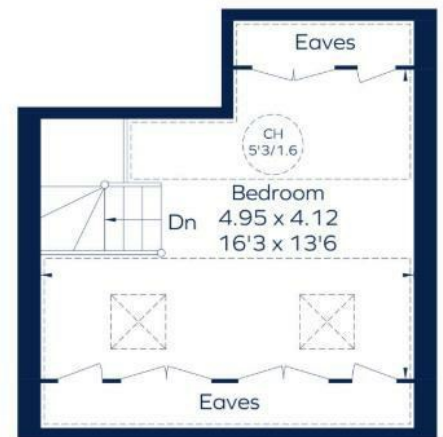
= Ceiling Height
CH 8'5"/2.5



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

