



**2 Rutland Mews, St John's Wood  
London NW8 0RF  
Asking price £1,050,000 Freehold**



**A well-presented 3 bedroom house (approx. 993 sq ft / 92 sq m) located in this gated cobbled mews adjacent to Abbey Road. Arranged over 3 floors, the house benefits from a 19' reception room with access to a balcony, a newly fitted kitchen and a 19' master bedroom suite. Rutland Mews is located with 3/4 mile of St John's Wood High Street with its shopping and transport facilities whilst the open spaces of Primrose Hill and Regents Park are also within a short distance.**



## Rutland Mews, NW8

Gross internal area (approx.)  
 92 Sq m (993 Sq ft) Including Under 1.5m  
 89 Sq m (956 Sq ft) Excluding Under 1.5m

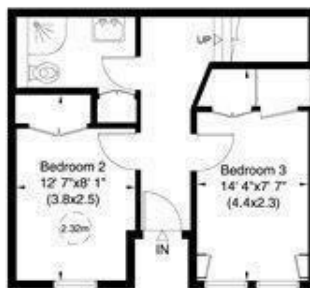
For identification only. Not to Scale



Floor Plan by **capital group** 020 8671 7722



Second Floor



Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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