



# Walpole Mews

St John's Wood, NW8

Asking Price £1,300,000

Sole Agent. A rare opportunity to acquire a well presented 2 bedroom mews house set within a private gated development in the heart of St John's Wood.

The property comprises of a bright reception room, separate kitchen, a large principal bedroom with an en suite bathroom and an equally large second bedroom also with an en suite shower room.

The house further benefits from an allocated off-street parking space for one car. Walpole Mews is a secure gated development located off Queens Grove. St John's Wood High Street with all its shops, restaurants and amenities, is just 0.4 miles away and the open green spaces of Regent's Park 0.5 miles away. The nearest tube is St John's Wood (Jubilee Line) and is less than 0.3 Miles away.

**CHESTERTONS**





# Walpole Mews

## St John's Wood, NW8

- 2 Bedroom 2 Bathroom House
- Freehold
- 952 sq. ft.
- Parking Space
- Gated Development



**Tenure:** Freehold  
**Service Charge:** £1,200pa  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	86 D	92 B
39-54	E		
21-38	F		
1-20	G		

### *Chestertons St John's Wood Sales*

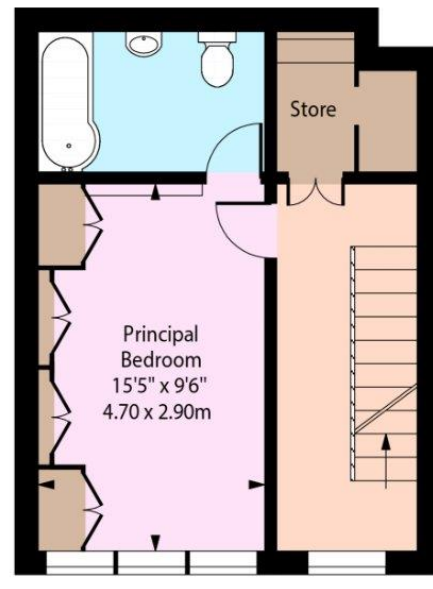
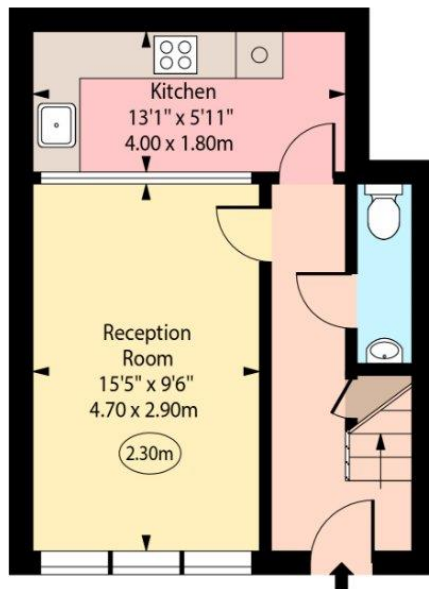
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Walpole Mews,  
St John's Wood, NW8



○ - Ceiling Height



Approx Gross Internal Area      928 Sq Ft - 86.21 Sq M  
Approx. Floor Area Including Restricted Heights      952 Sq Ft - 88.44 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Produced for Chestertons

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