



## GRACES MEWS, ABBEY ROAD

St John's Wood NW8





# A CHARMING TWO BEDROOM HOUSE IN NW8

Set at the rear of a popular apartment building in St John's Wood, Graces Mews offers comfortable urban living with two bedrooms and two bathrooms.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold with approximately 91 years remaining

Ground rent: £650 per annum, reviewed annually. The next review is due in March 2026.

Service charge: £7,142 per annum, reviewed annually (includes buildings insurance, porterage and access to the swimming pool). The next review is due in March 2026.

**Asking Price: £1,350,000**

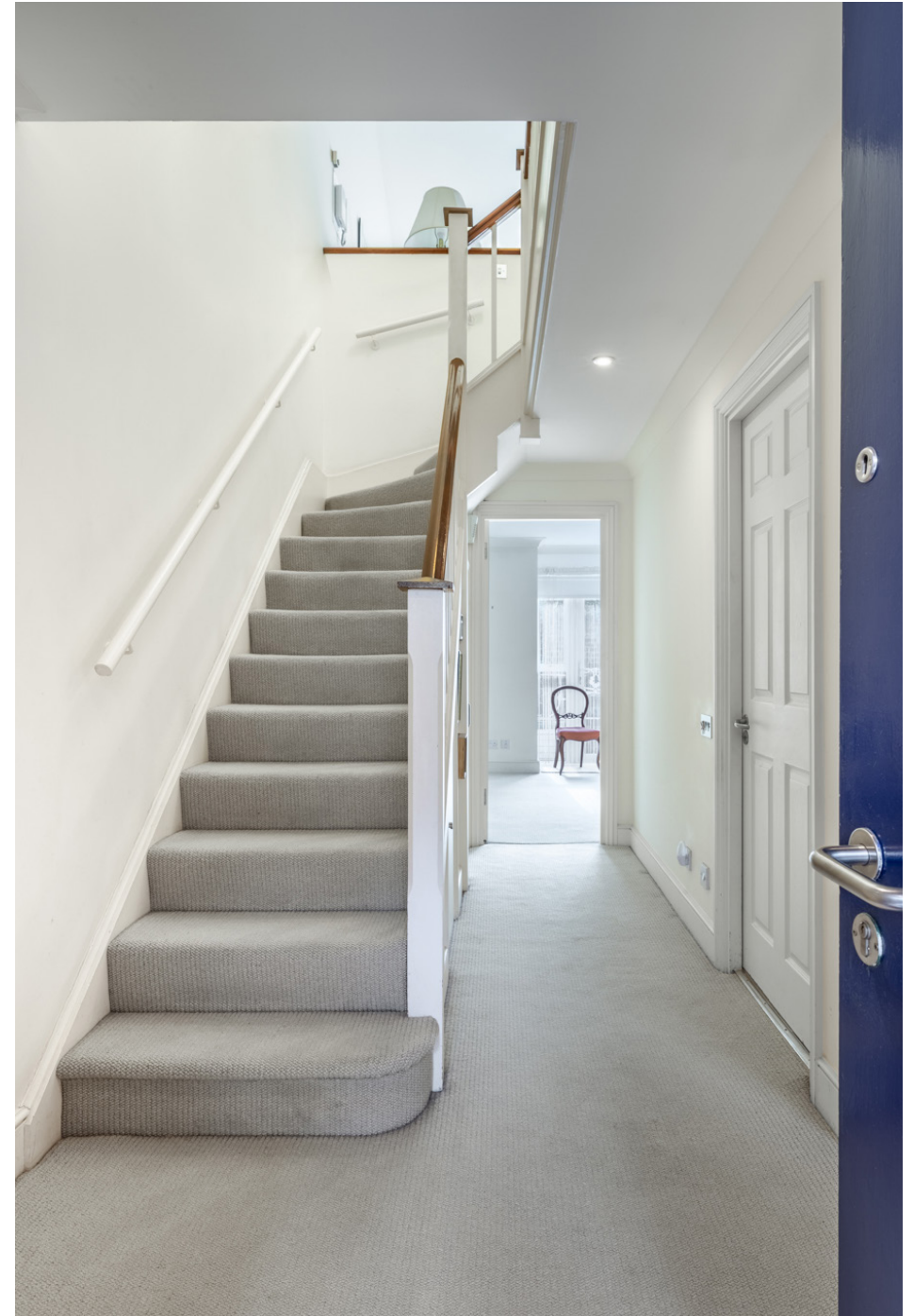




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The modern brick facade welcomes you into a bright reception room illuminated by expansive windows, creating a warm ambience. The open-plan kitchen features sleek cabinetry, wooden countertops and a breakfast bar. It features a private patio and the convenience of a dedicated parking space. The property is well-maintained and includes access to 24-hour concierge and security services, ensuring peace of mind. Residents can also enjoy the swimming pool facilities within the main building.

St John's Wood has a distinctly English village feel, yet enjoys a mix of restaurants and shops. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular with many executives relocating to London with their families, and both Regent's Park and Primrose Hill are nearby.

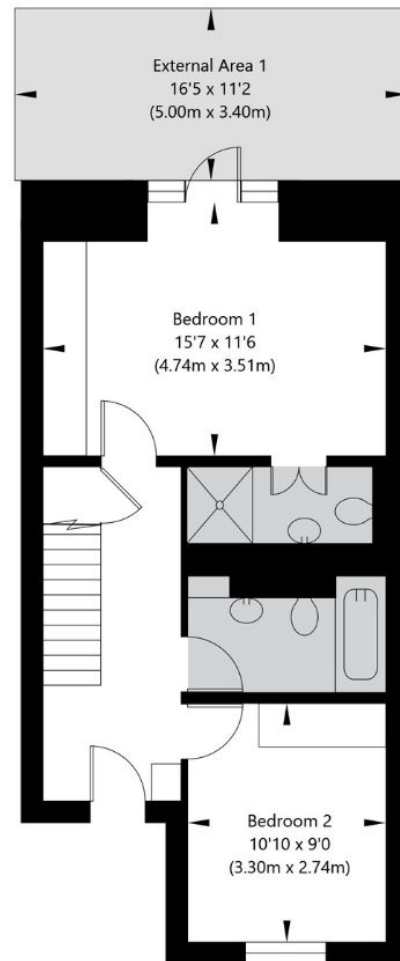




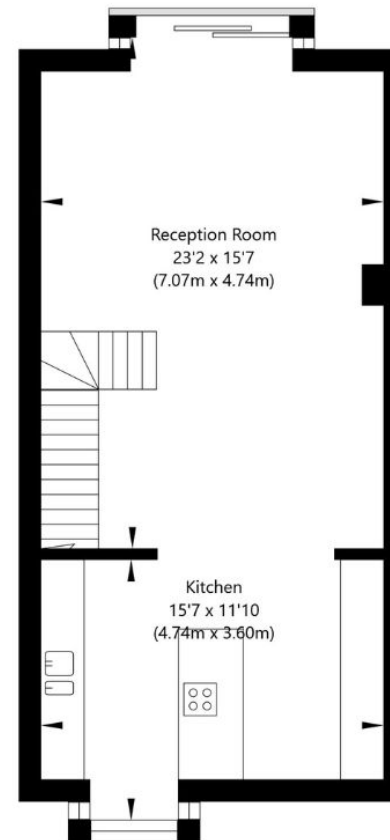








Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 43 SQ M / 463 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 48.14 SQ M / 518 SQ FT



Approximate Gross Internal Area = 91.14 sq m / 981 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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