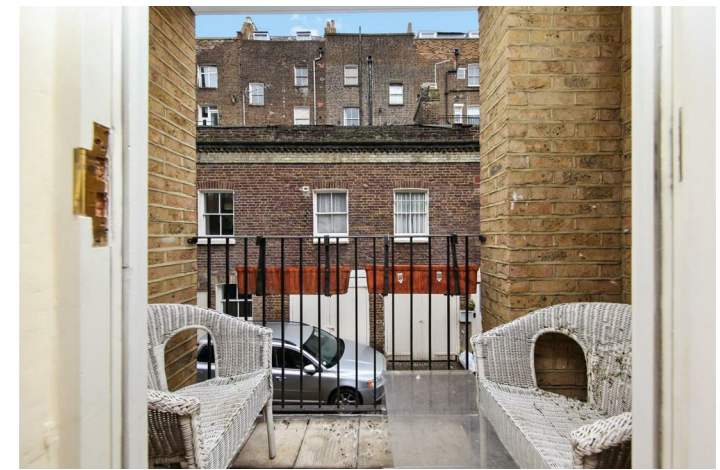




RUTLAND MEWS

LONDON, NW8

£1,400,000
FREEHOLD

A beautifully presented 3 bedroom rarely available mews property located in the heart of St Johns Wood. Moments away from the amenities of St Johns Wood High Street and the famous Abbey Road.

The flat benefits from a large reception with wooden floors and private balcony, three double bedrooms, a bright fully equipped contemporary kitchen and two good sized bathrooms. Gated and tucked away behind electric gates the property is extremely secluded and ideal for those wishing to shield away from the spotlight. Stepping outside of the gates benefits from incredible award winning restaurants and practical amenities for any home owner.

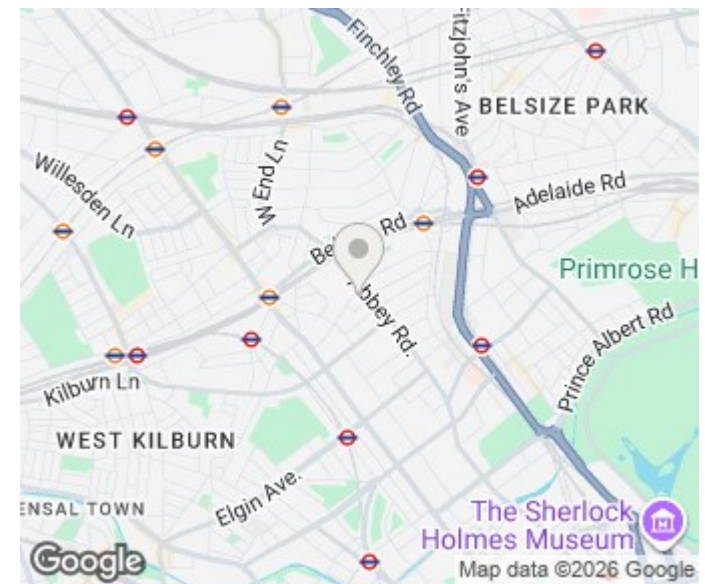
Close to bus links which enable easy access to Marylebone and Mayfair and walking distance to St Johns Wood station, on the Jubilee line.

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Approx. Gross Internal Area = 93.4 sq m / 1005 sq ft



Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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