



## 6 Rutland Mews

St John's Wood | London | NW8 0RF

Price Guide £1,450,000



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A vast, lateral mews house discreetly located in a well-located, private cobbled mews behind electric gates, off Abbey Road.

Offering circa 1561 sq ft ( 145 sq m ) the property comprises a wonderful and bright reception room with newly fitted flooring, a brand new ultra-modern kitchen with two skylights above, a dining room, a master bedroom suite with a separate dressing room and a luxury en-suite bathroom with large walk-in shower, a second large double bedroom with en-suite bathroom, a utility room and a guest cloakroom.

Rutland Mews is located off Abbey Road and close to numerous local amenities, pavement cafes, and restaurants. It has excellent transport links, including an Abbey Road Bus connection and St John's Wood Underground ( Jubilee Line ).

EPC - C  
Westminster Council Tax Band G - £1,621.94  
Leasehold - 960 years remaining  
Service Charge circa £2,200 per annum

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- Reception Room
- Two Bedrooms with fitted wardrobes
- Dressing Room
- New Flooring and decoration throughout
- Utility Room
- Separate Fully Fitted Kitchen
- Two En-Suite Bathrooms
- Dining Room
- 2 Skylights
- Guest Cloakroom



A vast, lateral apartment discreetly located in a well-located, private cobbled mews behind electric gates, off Abbey Road.

Offering circa 1561 sq ft ( 145 sq m ) the property is arranged on the ground floor and comprises a wonderful and bright reception room with newly fitted flooring, a brand new ultra-modern kitchen with two skylights above, a dining room, a master bedroom suite with a separate dressing room and a luxury en-suite bathroom with large walk-in shower, a second large double bedroom with en-suite bathroom, a utility room and a guest cloakroom.

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### Energy Efficiency Rating

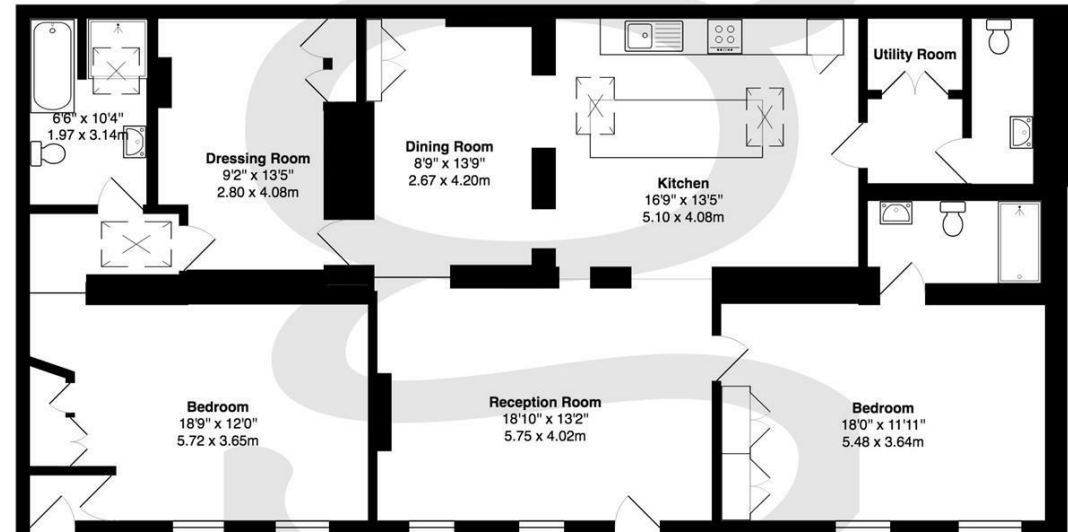
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Leasehold

Council Tax Band G

EPC Rating C

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



Rutland Mews, St John's Wood NW8

Total Area: 1561 ft<sup>2</sup> ... 145.0 m<sup>2</sup>

Floor plan are for identification guideline purposes only not to scale.  
Compliant with the RICS code of measuring practice

83 Boundary Road  
St John's Wood  
London  
NW8 0RG  
0207 625 7000

enquiries@greenstonefisher.com  
www.greenstonefisher.com