



Graces Mews

Abbey Road, NW8

Offers Over £1,000,000

A well-presented two-bedroom mews house located within a secure, contemporary development on Abbey Road. Recently updated, the property features stylish modern interiors, generous open-plan living space and a private patio garden.

Graces Mews is quietly tucked away within a gated setting, connected to a portered complex offering 24-hour concierge services along with access to a residents' swimming pool.

The home has been carefully refurbished to enhance both its appearance and practicality. Arranged across two levels, the upper floor is dedicated to a spacious open-plan living area. Striking vaulted ceilings create a strong sense of space, while the upgraded kitchen, dining and reception areas are finished in a sleek, modern style that maximises natural light and flow. On the ground floor are two generously sized bedrooms. The principal bedroom benefits from built-in storage and an en suite shower room, while the second double bedroom is served by a separate, modern bathroom.

The property also includes a private patio garden, providing a peaceful outdoor retreat, as well as the added advantage of an allocated parking space directly outside the front entrance.

CHESTERTONS



Graces Mews

Abbey Road, NW8

- 2 Bedroom Mews House
- Leasehold
- 981 sq. ft.
- Parking
- Swimming Pool
- Porter



Tenure: Leasehold

Service Charge: £7,141pa (Includes building insurance, porter and swimming pool access)

Ground Rent: £650pa

Local Authority: Westminster

Council Tax Band: G

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

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

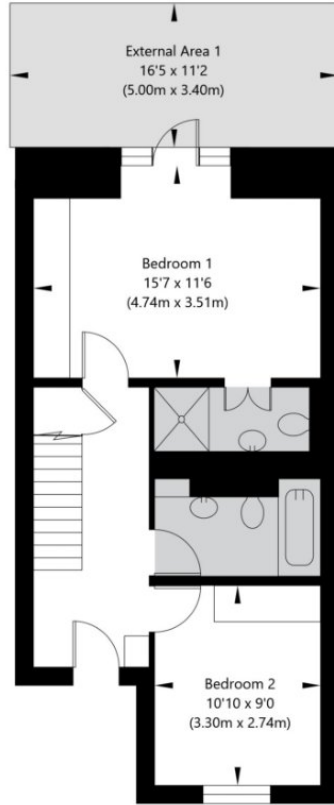
NW8 6PL

stjohnswood@chestertons.co.uk

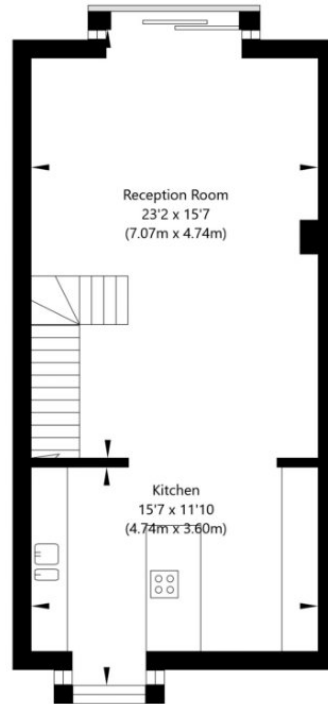
020 3040 8611

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6 Graces Mews, London NW8 9AZ



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 FLOOR AREA 91.14 SQ M / 981 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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