



ABBEY ROAD

St John's Wood
London
NW8

Asking Price
£2,950,000

Multiple Agent

A 3 bedroom newly constructed mews house arranged over two floors only. Discreetly set back from the road, the house has been thoughtfully designed around a private courtyard garden, offering an abundance of natural light via full height, triple glazed windows.

Featuring an array of modern amenities, including air conditioning and underfloor heating, the house has been finished to an exceptionally high standard throughout, benefitting from off street parking for one car.

The houses provide in excess of 2000 square feet (185 square meters) of internal accommodation each, including a superb lateral floor of entertaining space with garden access from both the kitchen/dining room and reception room.

ASTON CHASE

67-71 Park Road
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Asking Price
£2,950,000
Subject To Contract

Multiple Agent

Freehold

Further accommodation includes three bedrooms, all with bespoke fitted wardrobes, three bathrooms/shower rooms with 'Roca' sanitaryware and 'Hansgrohe' taps and mixers, and a bespoke kitchen with 'Miele' appliances and a 'Quooker' boiling water tap.

Manor Mews is superbly located on Abbey Road, only half a mile from St John's Wood High Streets' vibrant mix of thriving cafes, restaurants, boutiques and independent shops with St John's Wood Underground Station (Jubilee Line) affording easy access to Oxford Street, Bond Street, Mayfair, The City and Canary Wharf. Regent's Park offers one London's best open spaces, including London Zoo and a variety of amenities including children's play areas, tennis courts and the open air theatre.

COUNCIL TAX: H

EPC RATING: B



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AMENITIES

- Off Street Parking for One Car
- Private Courtyard Garden
- Bike storage
- Triple Glazing Throughout
- Security Alarm System
- Reverse Cycle Air Conditioning (heating and cooling)
- Underfloor Heating
- Video Intercom Entry Phone System
- Engineered Timber Flooring, Bespoke Built in Wardrobes to Bedrooms with Integrated Lighting
- Roca Sanitaryware
- Hansgrohe Taps and Mixers, Bespoke Kitchen Cabinets and Stone Worktops
- Built in Pantry
- Miele kitchen Appliances Including - 2 x Ovens & Microwave
- Extractor Hood
- Refrigerator and Freezer
- Wine Fridge, Quooker tap - with on Demand Boiling Water and Filtered Water
- Bespoke Cabinets, Including Trough to Utility Room
- Miele Washing Machine and Dryer
- External Bicycle, Bin and General Storage
- Dedicated Parking Bay
- Secluded and Secure Location

ACCOMMODATION

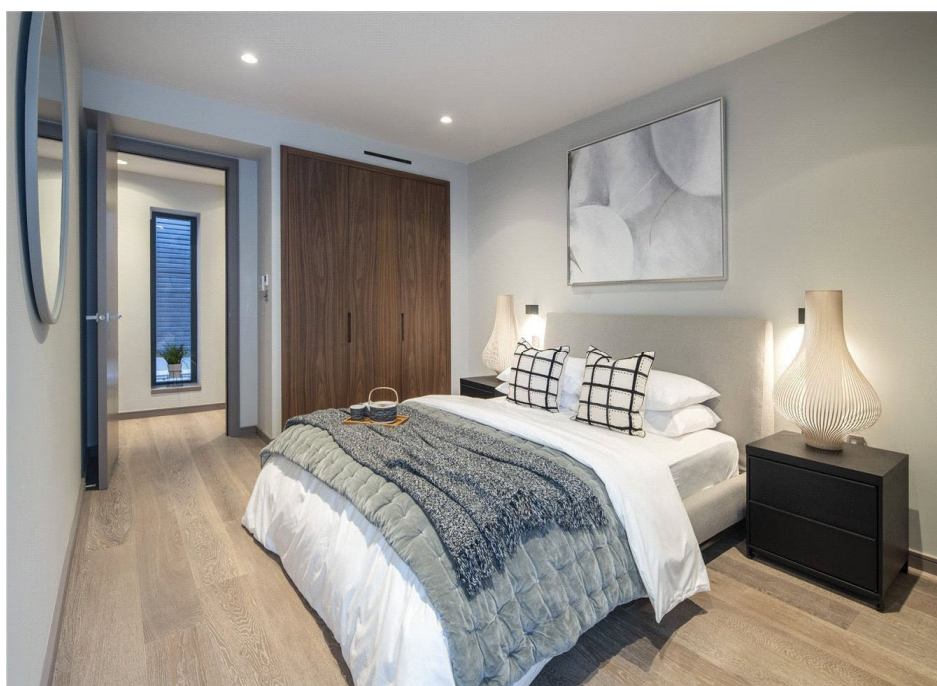
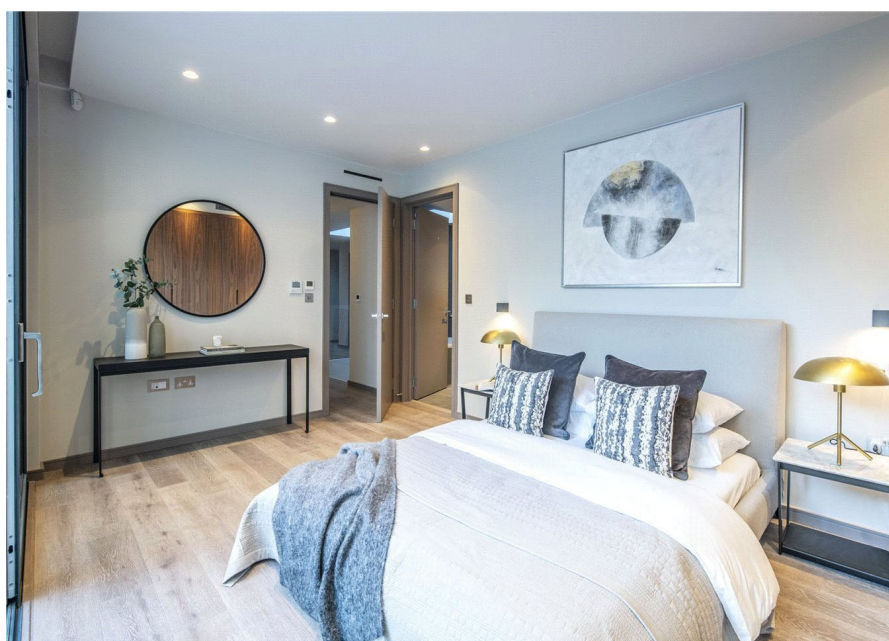
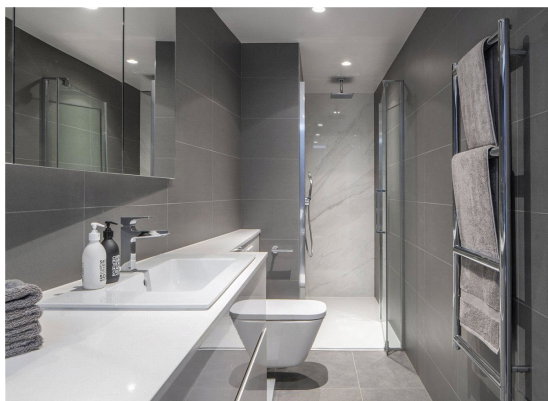
- Principal Bedroom with En-Suite Bathroom
- Bedroom Two with En-Suite Shower Room
- Bedroom Three
- Family Bathroom
- Reception Room
- Fully Fitted Kitchen Including Dining Area
- Utility Room
- Guest Cloakroom



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Manor Mews,
40A Abbey Road,
NW8

Approximate gross internal area
2036 sq ft / 189.18 sq m
Approximate Garden area
576 sq ft / 53.51 sq m

Key:
CH - Ceiling Height



Lower Ground Floor

Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		83	89
		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.