



REGENTS MEWS

St John's Wood
London
NW8

Guide Price
£4,950,000

Sole Agent

Regent's Mews is a modern development of five individually designed houses, located in a private gated road just off Langford Place. Completed in 1983 and winner of a house design award that year, this property offers 2,707 sq ft (251.48 sq m) of internal space arranged over three floors.

ASTON CHASE

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London
NW8

Guide Price
£4,950,000
Subject To Contract

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Freehold

The accommodation includes a principal bedroom with an en suite bathroom, 5 additional bedrooms, 4 further bathrooms and family room/bedroom 6. Living space comprises a drawing room/dining room, a kitchen/breakfast room, a guest cloakroom, and a utility room.

Externally, the property benefits from a south-facing garden with a patio area, as well as a separate double width garage.

Regent's Mews is located close to the amenities of St John's Wood High Street and is within walking distance of St John's Wood Underground Station (Jubilee Line), providing convenient access to central London.



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ACCOMMODATION

- Principal bedroom with en suite bathroom
- 5 further bedrooms
- 4 further bathrooms (2 en-suite)
- Family room/bedroom 6
- Drawing room/dining room
- Kitchen/breakfast room
- Guest cloakroom
- Utility room

AMENITIES

- South facing garden with patio area
- Gated off street parking
- Separate double width garage
- Air conditioning throughout

COUNCIL TAX: H

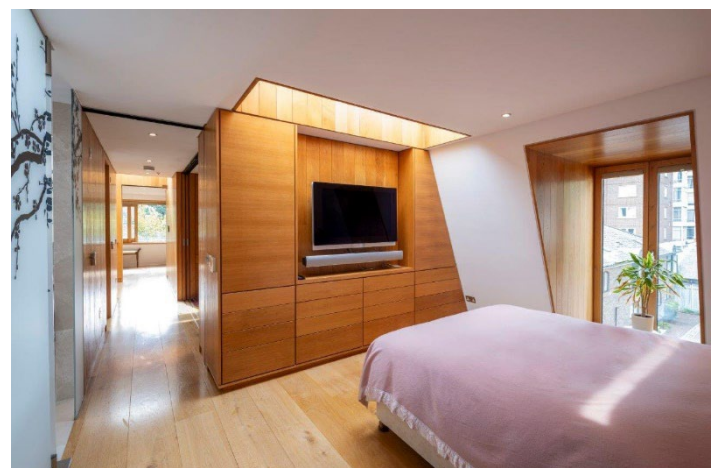
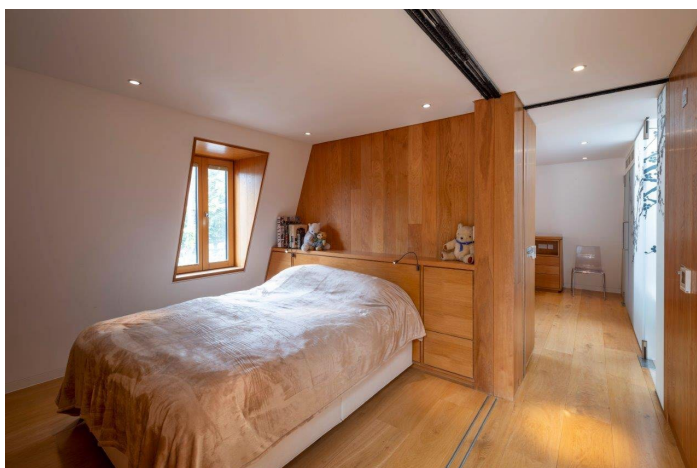
EPC RATING: D



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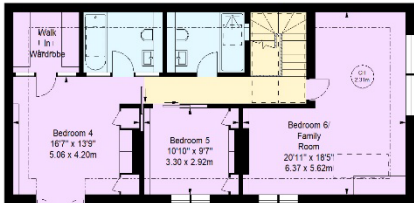


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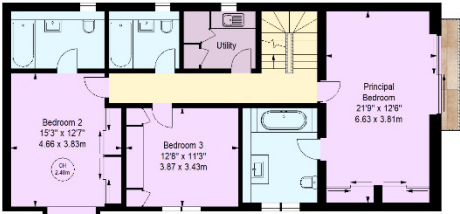
Regent's Mews,
St Johns Wood, NW8

Approximate gross internal area
251.48 sq m / 2707 sq ft
(Excluding Restricted Height Under 1.5m & Double Garage)
Restricted Height Under 1.5m
18.58 sq m / 200 sq ft
Double Garage
30.47 sq m / 328 sq ft

Key :
CH - Ceiling Height



Second Floor



First Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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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.