



GRACE'S MEWS, ST JOHN'S WOOD, LONDON, NW8 £1,575,000 LEASEHOLD

A rarely available mid-terraced house (981sq ft/91.14sq m) located in this secure and portered development. Arranged over 2 floors only, this 2 bedroom house benefits from a 21' reception room with vaulted ceiling, principal bedroom with direct access to the private patio garden and an allocated parking space outside the house.

Graces Mews is located adjacent to Abbey Road and is 0.5 miles from the shopping and transport facilities of St John's Wood High Street. Regents Park and Primrose Hill are 0.8 miles away.

Principle Bedroom with En-Suite Shower Room | Second Bedroom | Bathroom | Kitchen | Reception Room | Private Patio Garden | Off Street Parking Space | Access to Portage and Swimming Pool | Leasehold

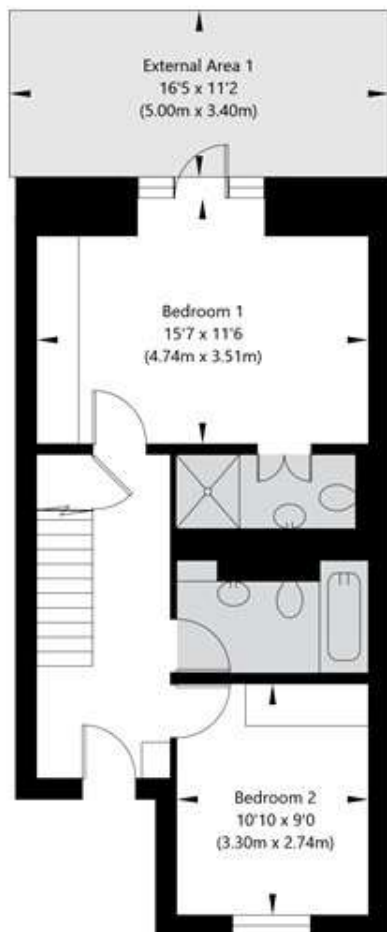
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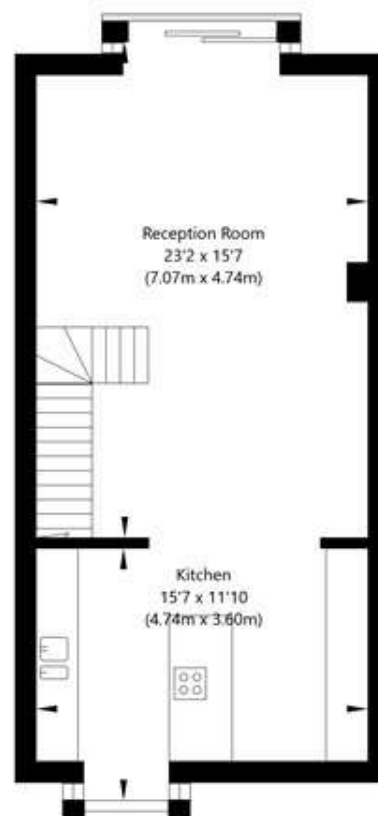
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6 Graces Mews, London NW8 9AZ



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.

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		

Tenure: Leasehold

Term: Expires - 29/02/2116

Service Charge: £7,141.66 per annum Includes Buildings Insurance, Portage and Swimming Pool Access

Ground Rent: £650 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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