



Grace's Mews, St John's Wood, London, NW8

OIEO £1,000,000 *Leasehold*

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

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. Regent's Park and Primrose Hill are 0.8 miles away. Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

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



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/02/2116

Service Charge: £7,141.66 per annum

Service Charge Note: Includes Buildings Insurance, Porterage and Swimming Pool Access

Ground Rent: £650 Annually (subject to increase)

Council Tax Band: G

EPC rating: E





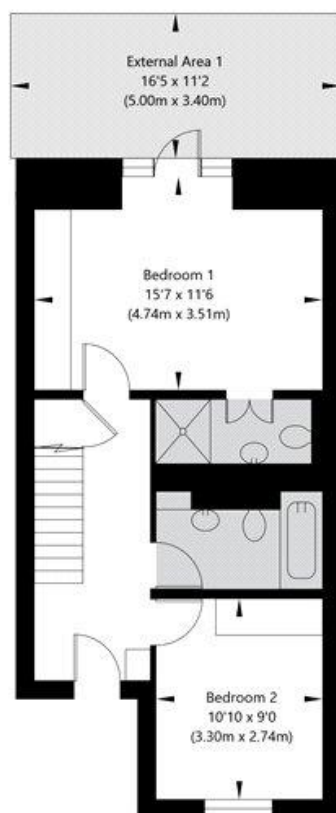
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

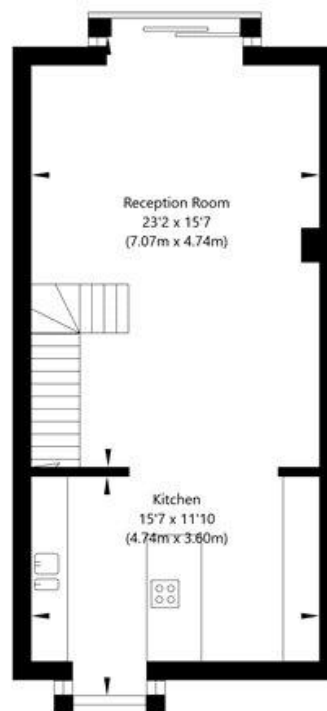


<https://www.winkworth.co.uk/sale/property/SJD250048>

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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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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