

ASTONCHASE

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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



MANOR MEWS,  
ABBEY ROAD,  
ST JOHN'S WOOD  
LONDON, NW8

£2,350 PER WEEK  
SUBJECT TO CONTRACT

Manor Mews comprises a pair of contemporary, newly constructed mews houses arranged over two floors only. Discreetly set back from the road, both houses have 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 houses have been finished to an exceptionally high standard throughout, with each benefitting from off street parking for one car.

The houses provide more than 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.

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

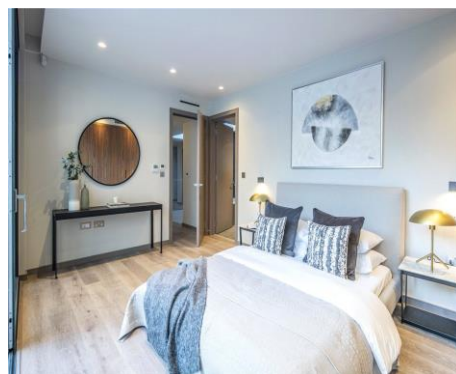
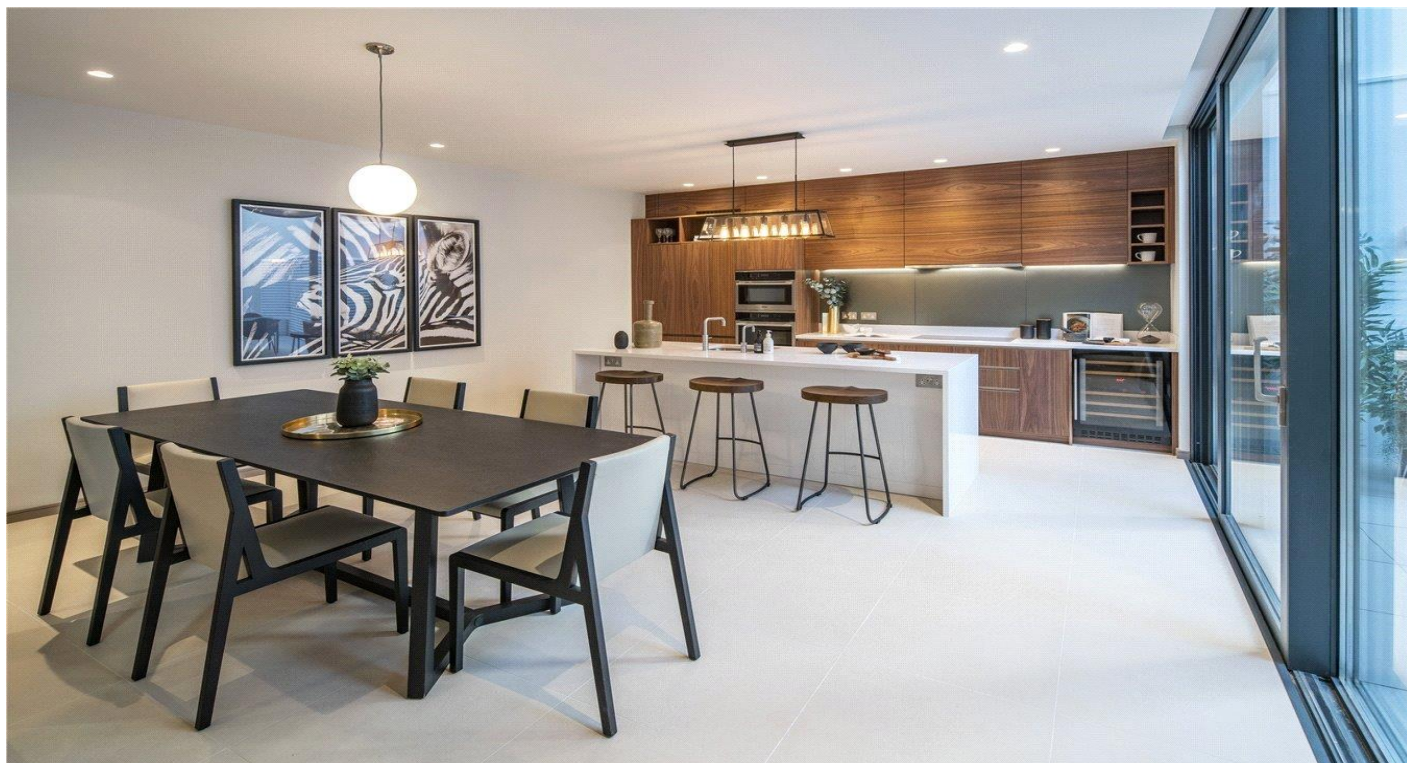
Manor Mews is superbly located on Abbey Road, only half a mile from St John's Wood High Streets' vibrant mix of thriving cafes, restaurants, boutiques and independent shops with St John's Wood Underground Station (Jubilee Line) affording easy access to Oxford Street, Bond Street, Mayfair, The City and Canary Wharf. Regents 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.



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## 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

## 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

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COUNCIL TAX

Westminster (Band H)

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EPC RATING:

B

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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.

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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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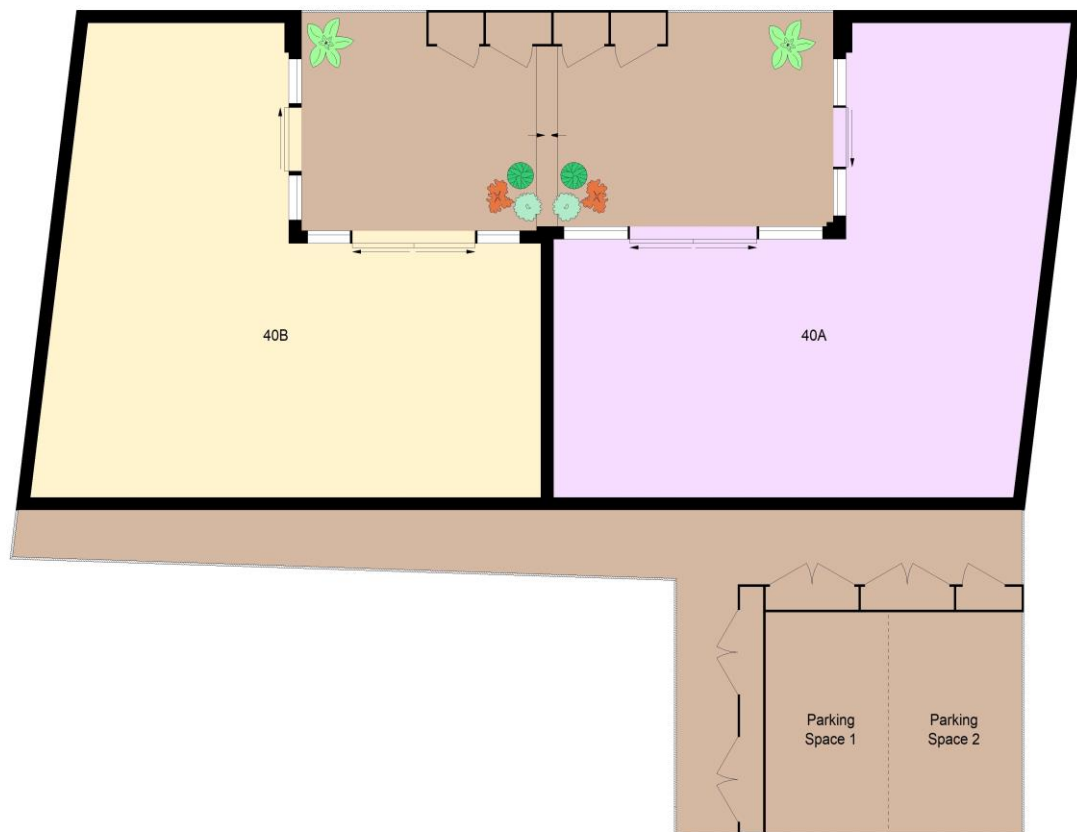
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Site Plan,  
Manor Mews,  
40A & 40B Abbey Road,  
NW8



Site Plan

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