



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

**ARLINGTON**  
RESIDENTIAL

Manor mews comprises a contemporary, 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.

Constructed in 2019 and 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.

The house provides in excess of 2,000 square feet (185 square metres) of internal accommodation, 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' 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. Regents Park offers one of 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.

# ARLINGTON

RESIDENTIAL

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## ACCOMMODATION

- Principal bedroom with en-suite bathroom
- Bedroom two with en-suite shower room
- Bedroom 3
- Family bathroom
- Reception room
- Fully fitted kitchen including dining area
- Utility room
- Guest WC

## AMENITIES

- OFF STREET PARKING FOR ONE CAR
- Private courtyard garden
- Bike storage

**ASKING PRICE: £2,875,000**

**TENURE: Freehold**

**EPC RATING: C**

**COUNCIL TAX BAND: H**

## SPECIFICATION

- Triple glazed windows and doors 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 - on demand boiling and cold filtered water
- Miele washing machine and tumble dryer



















Manor Mews,  
40B Abbey Road,  
NW8

Approximate gross internal area  
2093 sq ft / 194.49 sq m  
Approximate Garden area  
509 sq ft / 47.29 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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