



ABBEY ROAD, NW8 0AS

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This newly built mews house is discreetly set back from the road and provides in excess of 2,000 sq ft / 185 sqm) of internal accommodation which has been thoughtfully designed throughout. The house provides excellent lateral entertaining spaces that open onto the paved garden. Features include full height windows offering an abundance of natural light. The three double sized bedrooms include bespoke fitted wardrobes and are serviced by three bathrooms/shower rooms (two en suite).

Manor Mews is located on Abbey Road, approximately half a mile from St John's Wood High Streets' cafes, boutiques and independent shops. St John's Wood Jubilee Line tube station is 0.4 miles away.

- 3 Bedrooms • 3 Bathrooms (2 en suite) • Guest Cloakroom • Reception Room • Open Plan Kitchen/Dining Room • Utility room • Off Street Parking Space • Private Courtyard Garden • Bicycle Store • EPC rating tbc

EPC Rating: C Council Tax Band: H

**£2,300 PER WEEK**

**FURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.









































Manor Mews,  
40B Abbey Road,  
NW8

Key:  
CH - Ceiling Height

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



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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