



THE ESTATE COMPANY

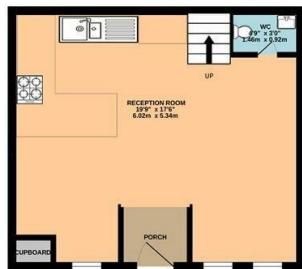


## Rutland Mews, St John's Wood, London, NW8 0RF

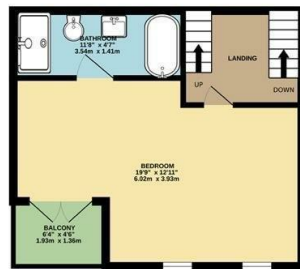
£1,200,000

- Mews House
- Gated
- Great Location
- Freehold
- Balcony
- Excellent Condition
- 992 Sq Ft

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

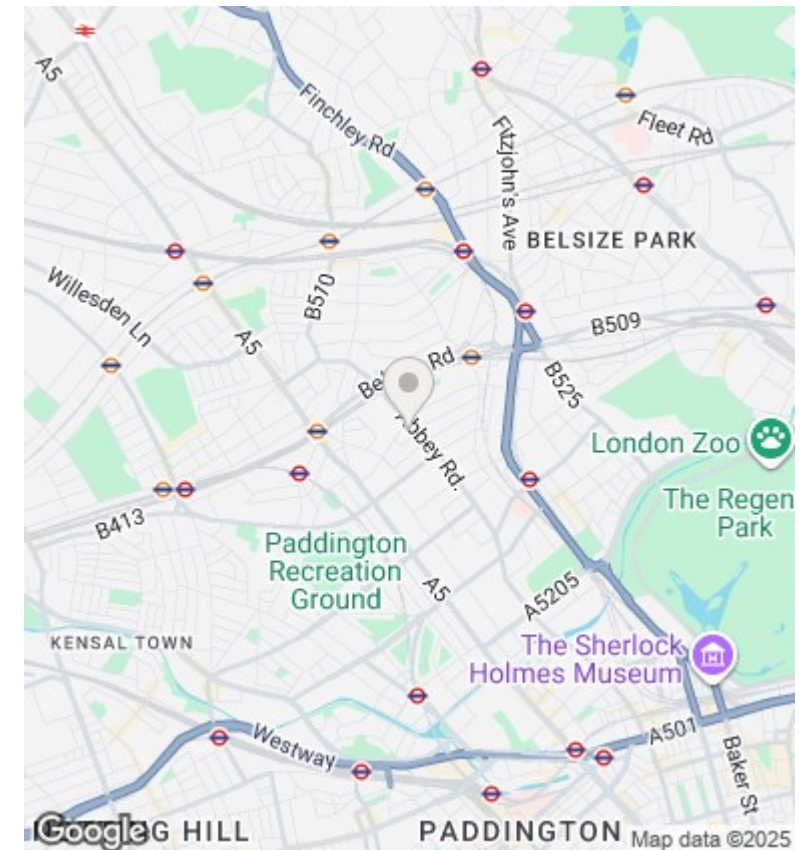


2ND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## Council Tax Band

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	