



## Boundary Road, St John's Wood, NW8 £30,000 Per Annum Subject to contract

TO LET A new unit offering circa 43 sq meters ( 462 sq ft ) of Class E retail on the popular Boundary Road, just off Abbey Road.

The property, arranged over the Ground Floor and Basement of a mid-terrace building, is within this well-regarded area of St Johns Wood and just off Abbey Road.

There are a number of boutique-style cafe's and restaurants, convenience stores, beauty, hair salons and a large local residential community.

Boundary Road is located within easy access to both St John's Wood Underground Station ( Jubilee Line ) and Maida Vale Underground Station ( Bakerloo Line ) and the numerous bus links on Abbey Road linking directly to London's West End.

Council: Westminster

## Property Overview

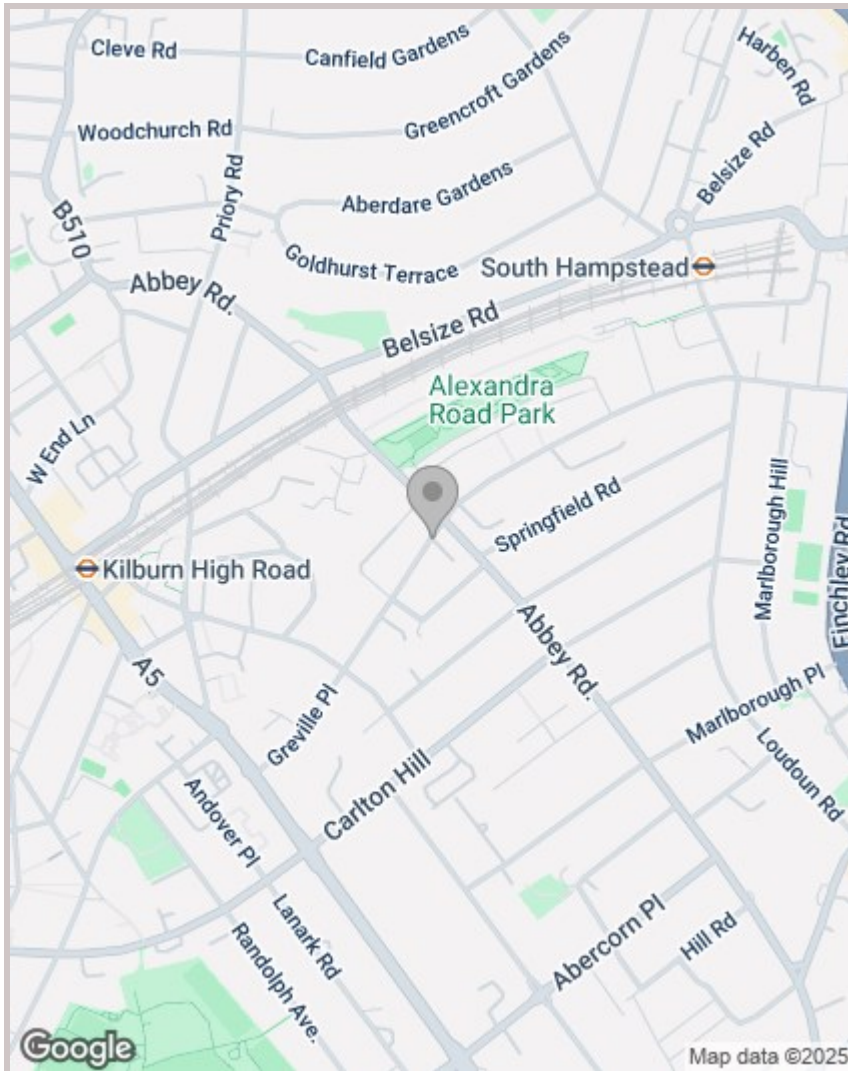
### Local Area:

Of all the prime London districts, St John's Wood is perhaps the greenest and most spacious. In the 19th century it was the haunt of artists and authors; today, the area includes extensive retail amenities, fine restaurants and a lively social scene. It is popular with both residents and businesses due to its location

### Viewings:

Strictly by appointment only

- NEW LEASE
- Popular Location
- Ground and Basement
- E Class: All Uses Considered
- Refurbished to a high standard
- Wide Frontage
- High Ceilings
- Must See
- Sole Agent
- EPC - D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Company Registered number  
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We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

