



## Boundary Road, St John's Wood, NW8 £30,000 Per Annum Not specified

Newly refurbished throughout this well located Ground and Basement shop is well located on a popular street, Just off Abbey Road.

Offering circa 450 sq ft plus ancillary storage, WC, Kitchennet, and vaults this well-planned, newly constructed High Street Shop is available for a variety of uses, subject to planning.

Boundary Road is just off Abbey Road and is a busy location with an array of shops, pavement cafes, and restaurants. Suitable for retail or private offices.

Ground Floor 351 sq ft

Basement 103 sq ft plus storage and vaults



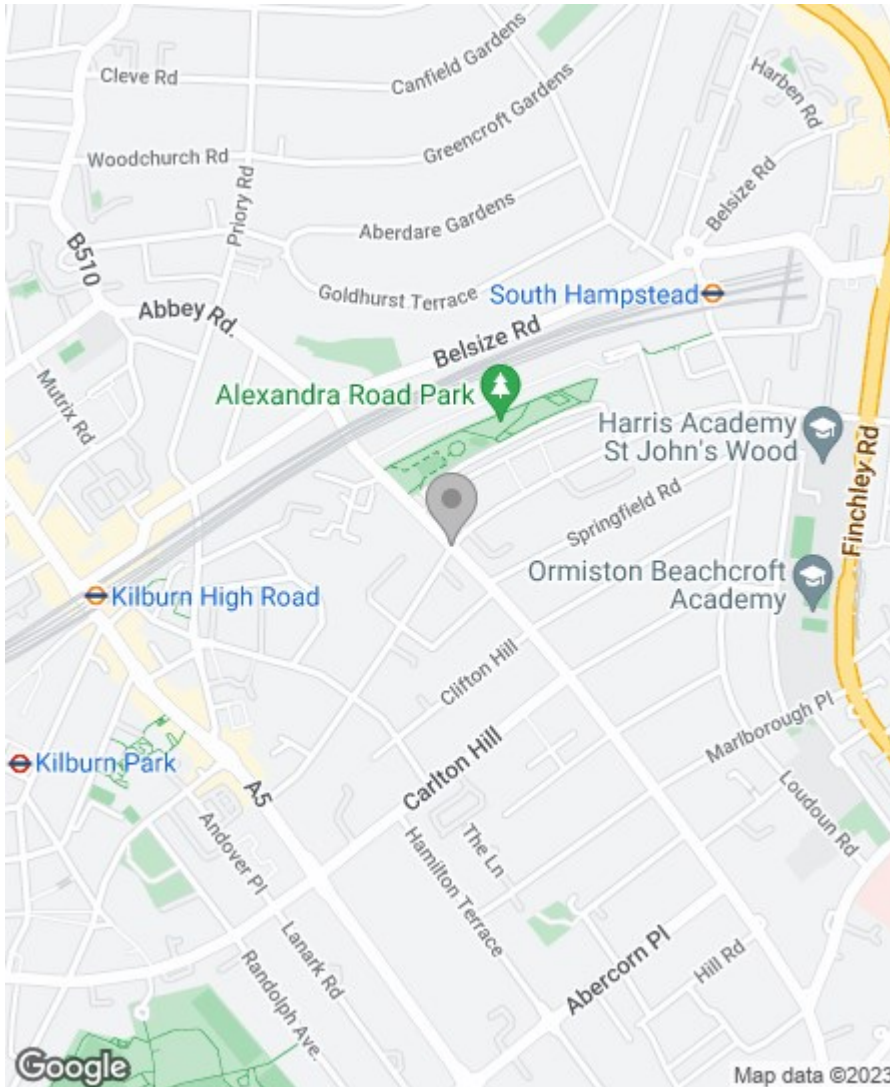
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	St John's Wood, NW8
Price	£30,000 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Not specified

## Key Features

- ALL NEW
- Prominent Frontage
- Great Location
- Available Now
- New Lease
- No Premium



## 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		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**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).

