



**Boundary Road St Johns Wood NW8 £25,000 Per Annum Subject to contract**

Class E Ground Floor Unit located north side of Boundary Road, within easy access to West Hampstead, Maida Vale and St John's Wood.

Arranged as circa 550 Square feet with a large open space to the front aspect, private office to rear, WC.

Window frontage to Boundary Road, a popular location with a good selection of cafe's and restaurants.

## Property Overview

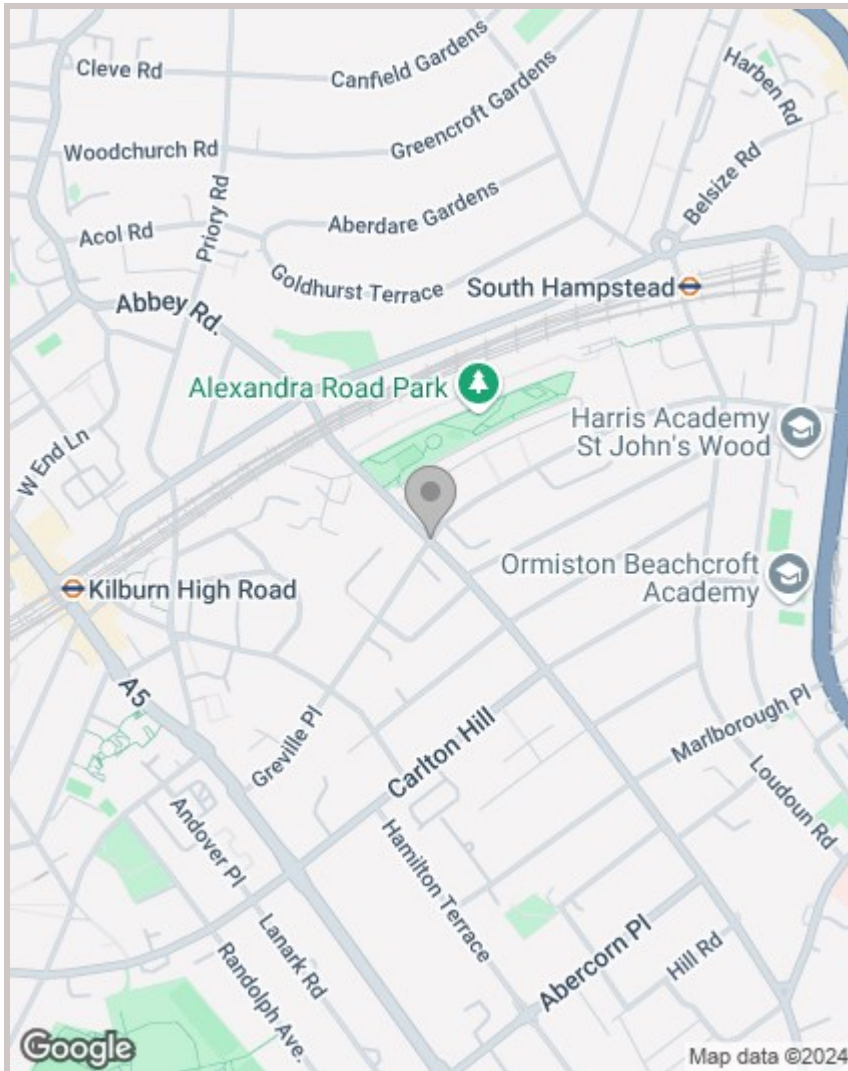
Frontage 13'1,  
Internal width 10'6,  
Depth 28,10

New lease to be agreed


No Premium

Rent is plus VAT

- Asking £25,000 plus vat per annum exclusive
- Rateable Value £17,250
- Camden Council
- Available Now
- Variety of uses considered



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
London NW8 0RG

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).

