



## Boundary Road, St John's Wood NW8 £650,000 Subject to contract

Freehold Investment - Mixed-use commercial/residential building on a popular road, located just off Abbey Road in St John's Wood.

The freehold comprises :  
 Basement Office - 700 sq ft - Vacant - ERV £20,000 pax  
 Ground floor office 840 sq ft Rented - £30,000 pax  
 1st Floor Flat - sold on long lease  
 2nd Floor Flat - sold on long lease

Ground rent received £200 per flat per annum

Total ERV £50,400 pa

## Property Overview

Overall Size -- circa 1500 sq ft of office over two floors

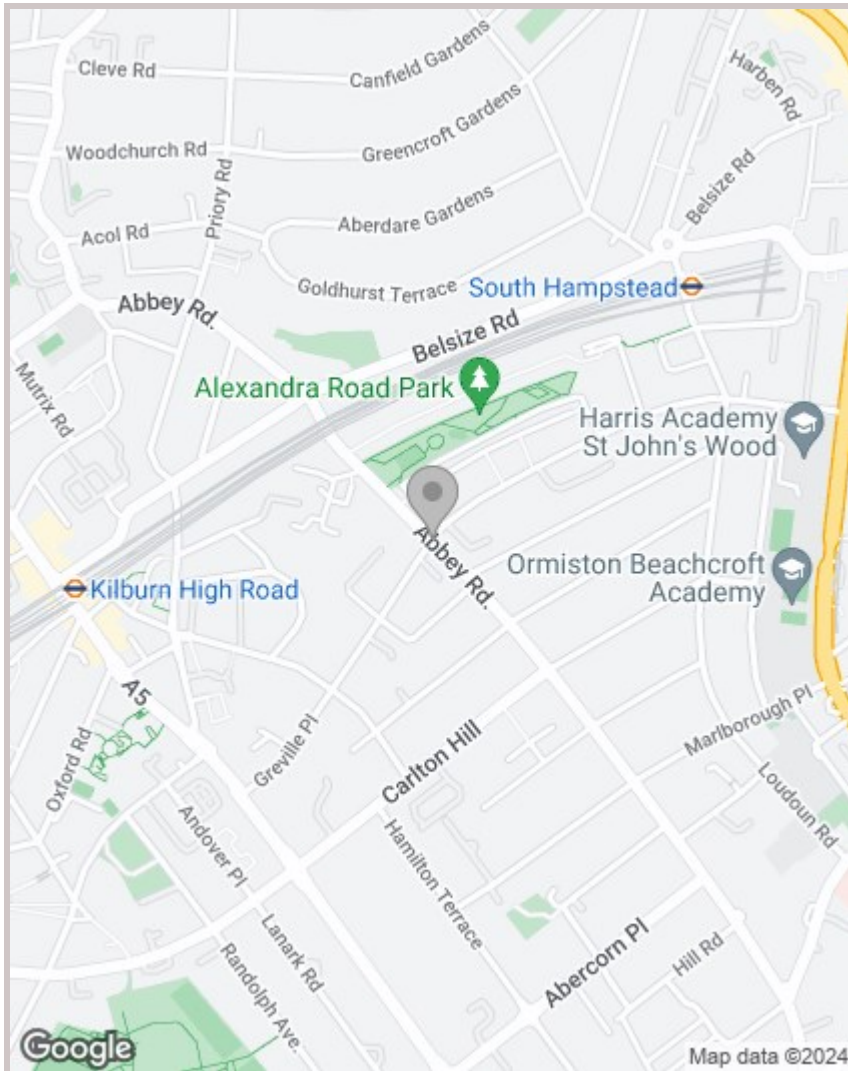
Lease -- Ground floor £30,000 pax 5 years expiring 2027

Lease -- Outside the Landlord and Tenant Act

Council -- Camden

EPC -- B

- Freehold Sale
- Rental Investment
- Ground Floor rented £30,000 pax
- Basement office Vacant
- Upper Parts Sold
- Popular Location
- Off Abbey Road
- St Johns Wood
- Excellent 7.72% return
- Sole Agent



### 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>		
(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	

Greenstone Estates Ltd  
Registered in England & Wales  
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Company Registered number  
03513585

Trading address  
83 Boundary Road. 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).

