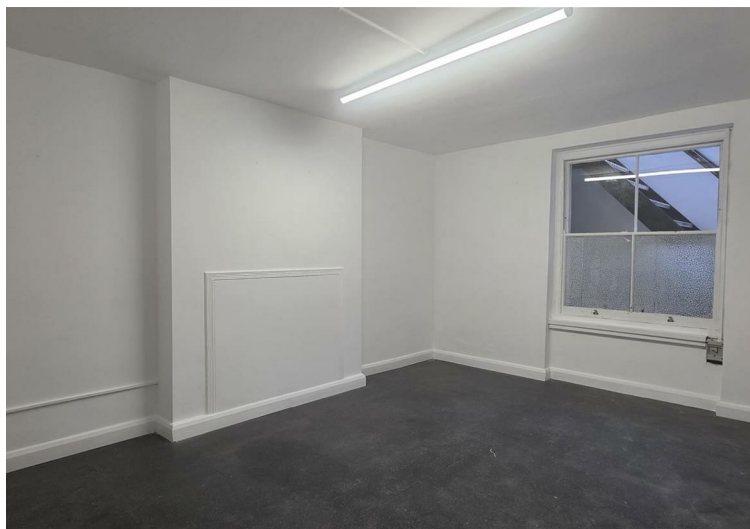




Boundary Road, St John's Wood, NW8 £1,250 Per Month Subject to contract

Accessed via its own front door, the self-contained lower ground floor unit is located on the very popular Boundary Road.

Offering circa 750 sq ft of flexible space under Class E use, it provides three large separate rooms, a kitchen, a WC and a small rear patio.

Suitable for office / gym / beauty rooms or similar use.

Property Overview

Boundary Road is located just off Abbey Road and neighbours a great selection of pavement cafes, restaurants and convenience stores.

EPC - C

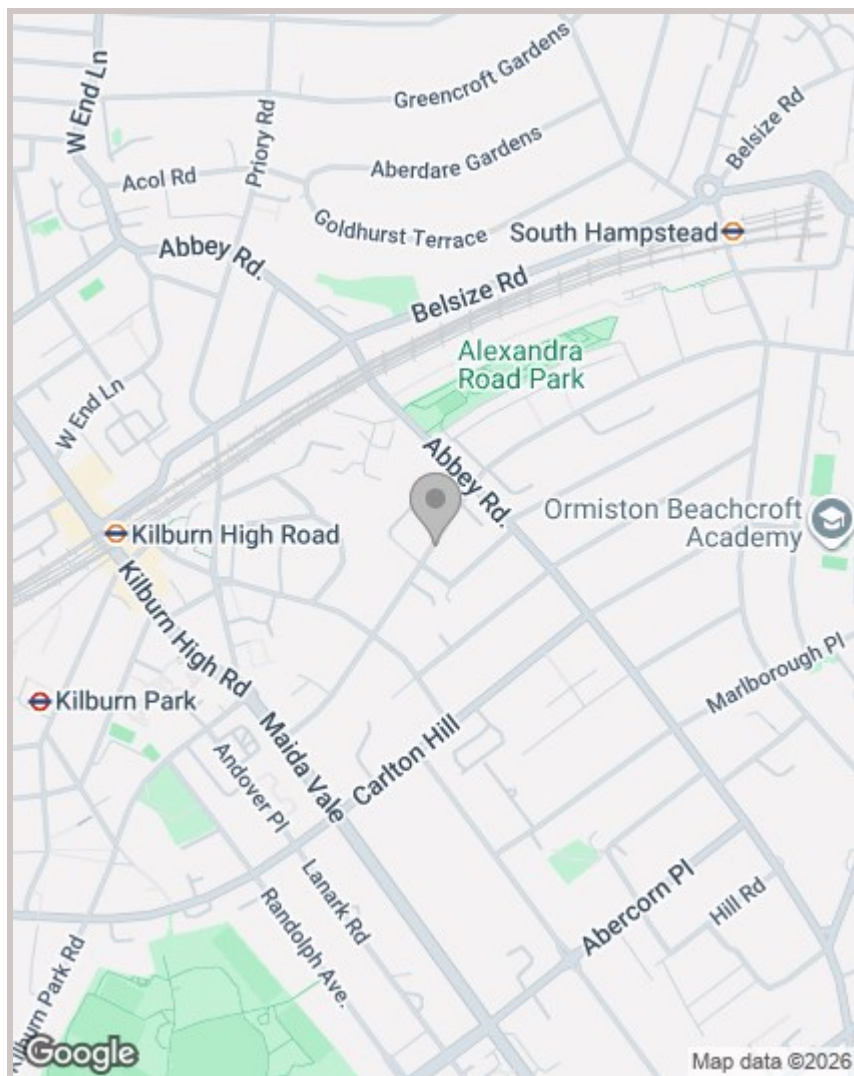
New Lease

No Premium

Business Reatable Value - Removed - Zero

Sole Agent

- Great Location
- Private Entrance
- Lower ground floor only (no Window frontage)
- Three large rooms
- Small rear Patio
- Class E
- Available now
- New Lease
- No Premium



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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).