

**Clifton Hill, St Johns Wood NW8 £42,000 Subject to contract**

Unique opportunity for circa 160 sq meters in this desirable part of St John's Wood, discreetly located Just off Abbey Road

Offering simple to modify open floor plan space, with high ceilings you can create a workspace that is best for your company and employees.

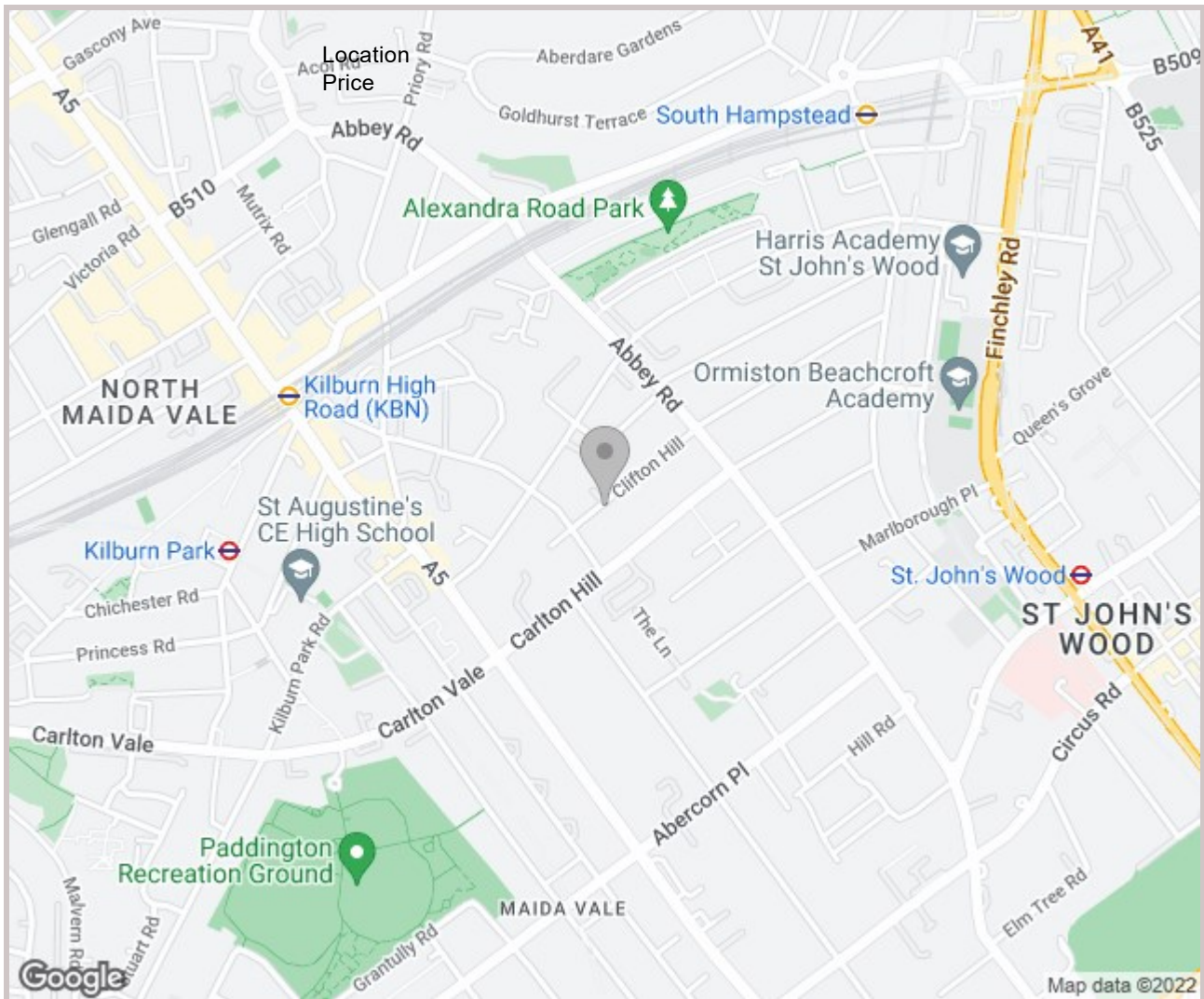
This entirely self contained unit includes a directors office with en suite shower, a board room, toilet/shower facilities, great wifi and kitchen area.

## 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 into the West End of London, Baker Street being on a few minutes by car or bus and St Johns Wood ( Jubilee Line ) only a few minutes walk.

- Unique Opportunity
- Rent Free Period Available
- Circa 160 Square Meters
- Huge Open Space
- High Ceilings
- No Premium
- New Lease
- All Uses Considered
- Ground Floor
- Must See



**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).