

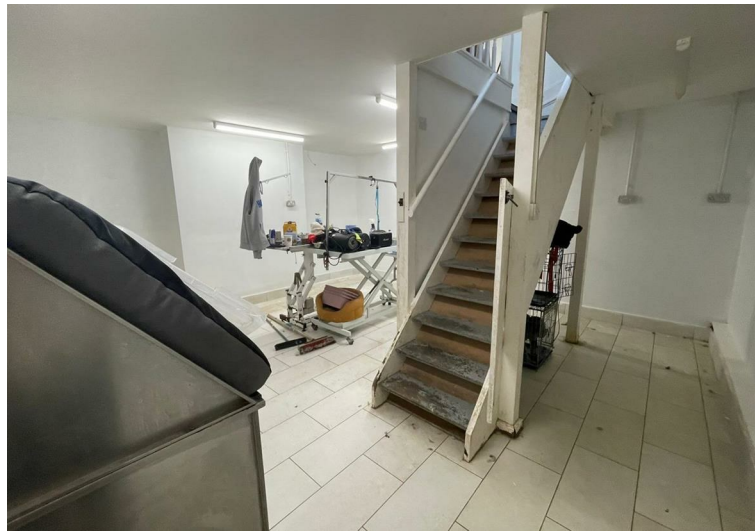


Boundary Road, St John's Wood, NW8 £30,000 Per Annum Not specified

Class E shop over ground and lower ground floors in the very popular Boundary Road.

Previously used as a pet store or groomers, this open space of circa xx sq ft offers flexible space for a variety of uses within Class E

Large front forecourt, ground floor with wooden floors of approx xx sq ft with internal stairs to basement, toilet and ancillary storage



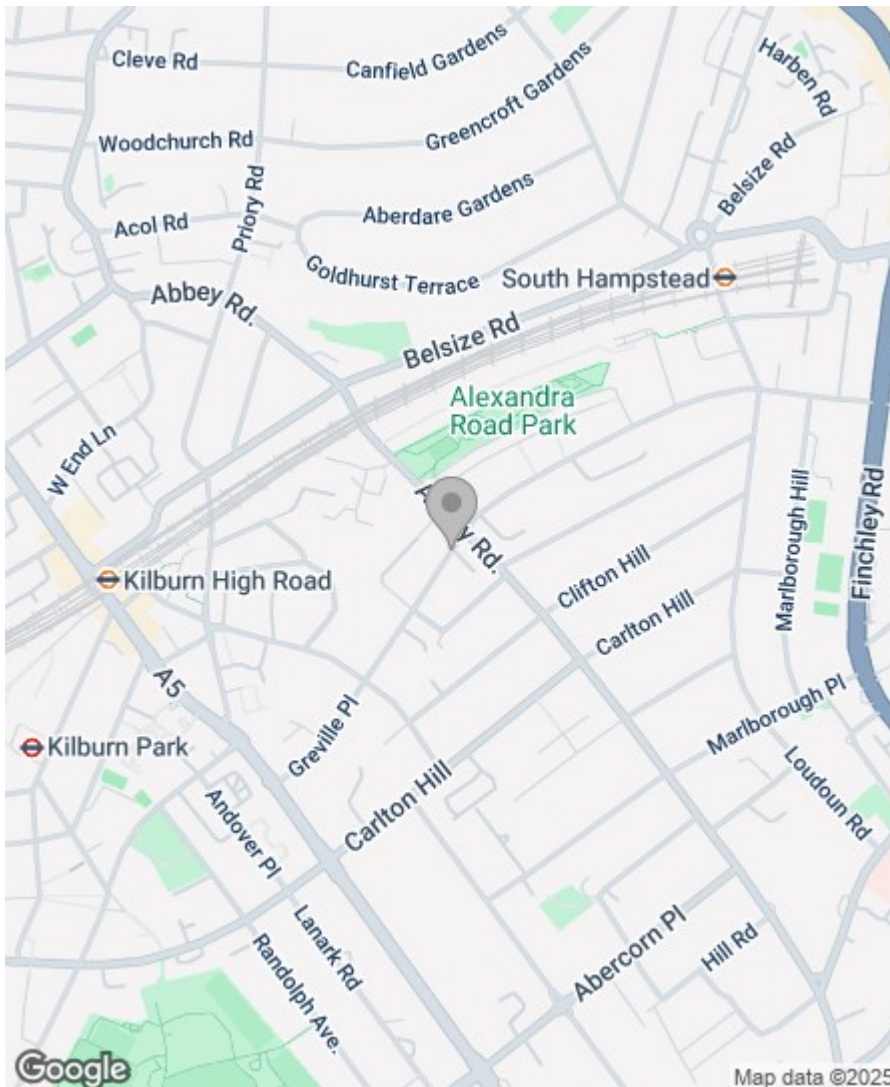
g | **AWAITING
FLOOR PLAN**

Property Overview

Location	St John's Wood, NW8
Price	£30,000 Per Annum
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	D
Furnishing	Not specified

Key Features

- Great Location
- Busy Road
- vacant
- New Lease
- No Premium
- Available Now
- Multiple Uses
- Class E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(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:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
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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).

