

## **Belgrave Gardens, St Johns Wood, NW8 £35,000 Per Annum Subject to contract**

A well-located unit, just off the ever-popular Abbey Road.

We are pleased to offer this bright ground and lower ground Class E unit, suitable for office or retail use.

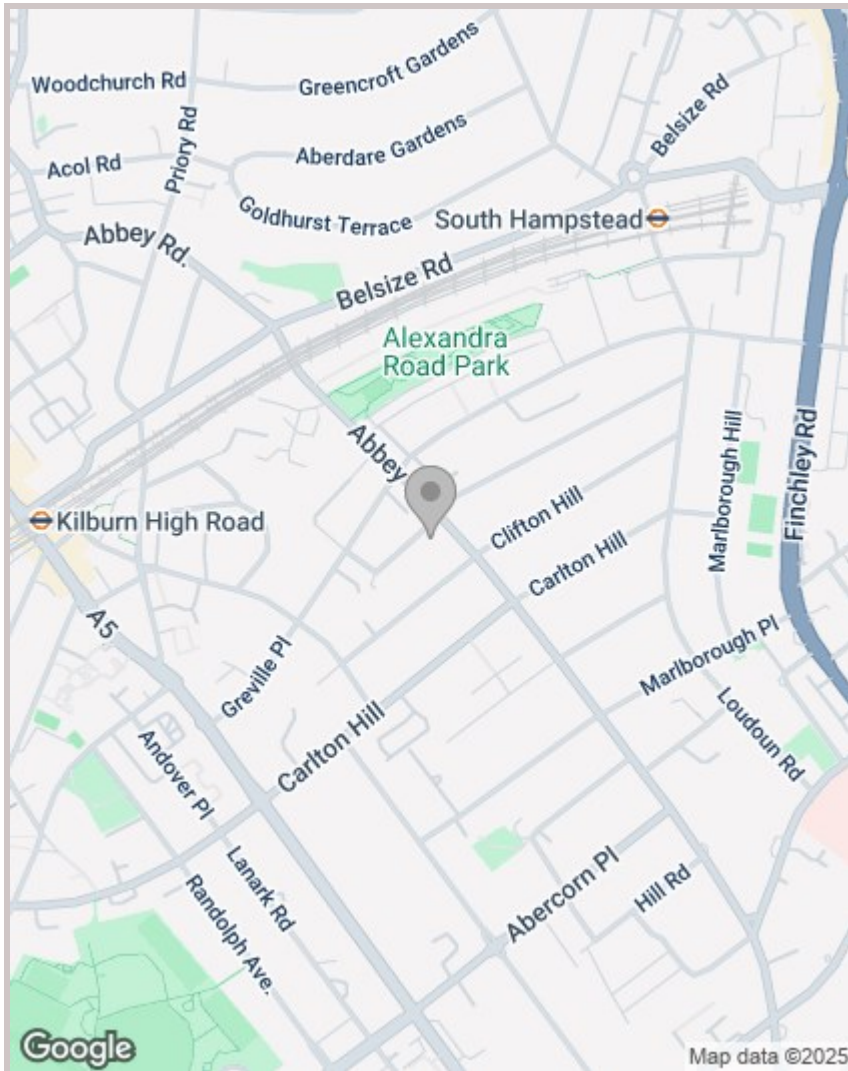
Offering circa 785 sq ft ( 73 sq m ), this adaptable space is ideal for office use or retail, beauty or cafe.

## Property Overview


Belgrave Gardens is ideally located just off Abbey Road with a large selection of local amenities, cafe's and restaurants. Excellent bus links into London's West End and a short walk to St John's Wood Underground Station ( Jubilee Line )

785 Sq ft plus storage, kitchen and toilet

- Self contained two floor unit
- Large window frontage
- Just off Abbey Road
- Available Now
- Great Location
- All uses considered
- No Premium
- New Lease



### 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 	

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We are members of



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