



## Boundary Road, St John's Wood, NW8 £22,000 Per Annum Subject to contract

An A2 Office / Shop TO LET in this popular location off Abbey Road. Boundary Road offers excellent transport links and a large residential surrounding. Arranged on the ground floor, which is in excellent order, and offers:

Large Window Frontage, Bright Front Office, Wooden Floors, Rear Boardroom / office 2, Separate WC, Air Conditioning, Skylights, Approx 610 sq ft

LEASE - New Lease, by arrangement.  
RENT : £25,000 p.a.x  
Camden Rates : £8,015 payable  
EPC

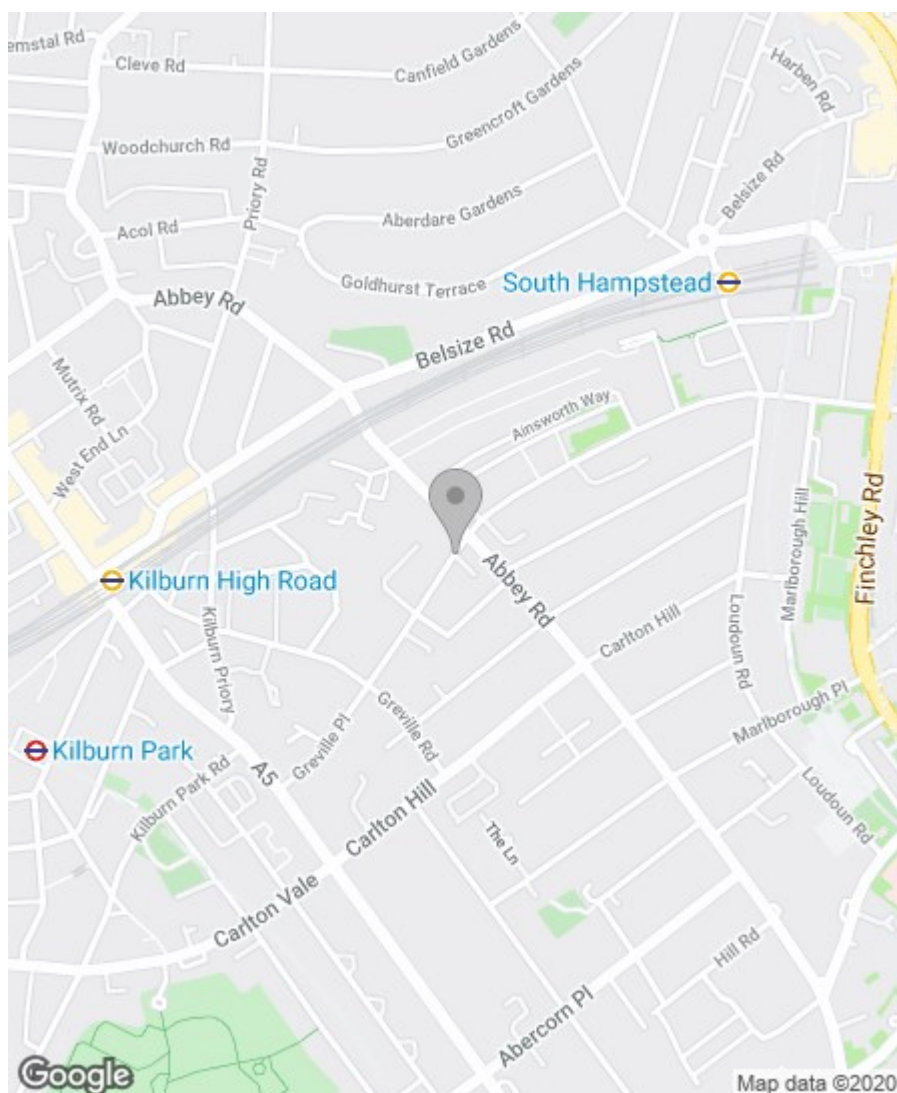


**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	St John's Wood, NW8
Price	£22,000 Per Annum
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	
Council	
Tax Band	
Current Ground Rent	
Service Charge	
Term	

## Key Features



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**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).

