



## **Boundary Road St Johns Wood NW8 £25,000 Per Annum Subject to contract**

Class E Ground Floor Unit located north side of Boundary Road, within easy access to West Hampstead, Maida Vale and St John's Wood.

Arranged as circa 550 Square feet with a large open space to the front aspect, private office to rear, WC.

Window frontage to Boundary Road, a popular location with a good selection of cafe's and restaurants.

## Property Overview

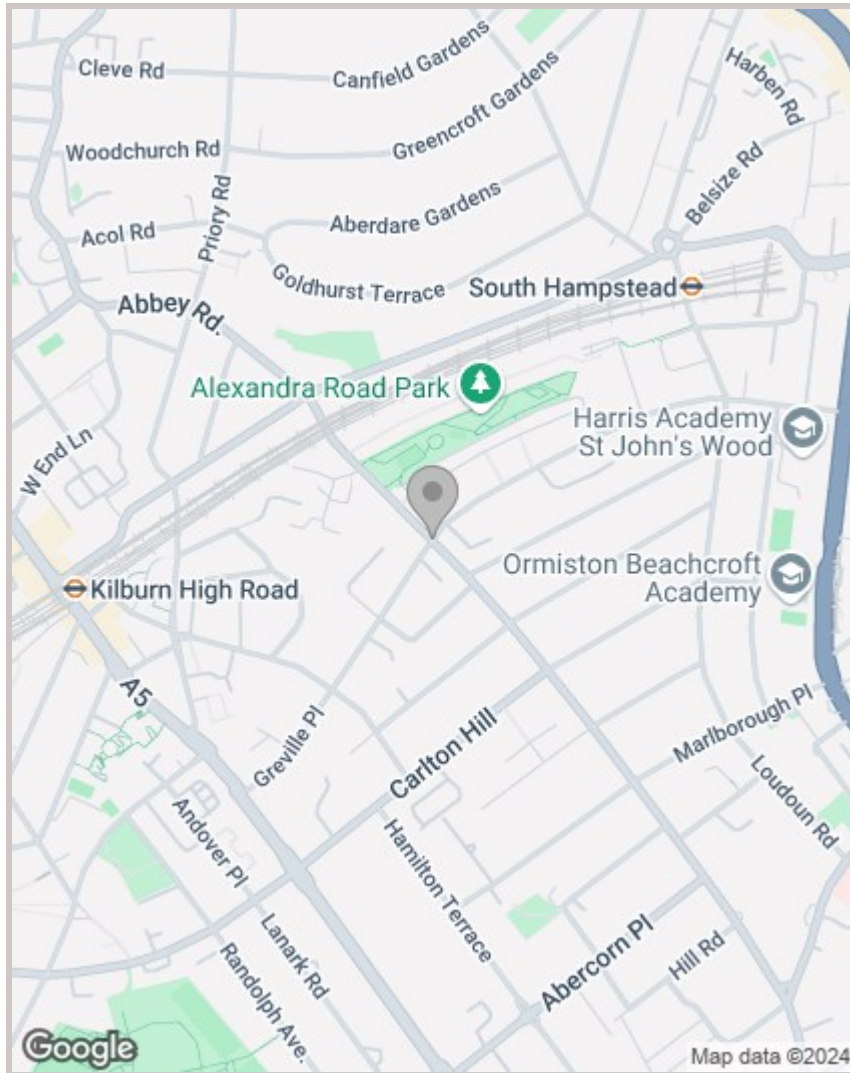
Frontage 13'1,  
Internal width 10'6,  
Depth 28,10

New lease to be agreed

No Premium

Rent is plus VAT

- Asking £25,000 plus vat per annum exclusive
- Rateable Value £17,250
- Camden Council
- Available Now
- Variety of uses considered



### 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>	59	59
(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	

Greenstone Estates Ltd  
Registered in England & Wales  
Registered Office:  
11 Albion Place,  
Maidstone,  
Kent ME14 5DY

Company Registered number  
03513585

Trading address  
83 Boundarv Road. London NW8 0RG

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