

## Nugent Terrace, St John's Wood, NW8 £15,000 Per Annum Subject to contract

Nestled off Abbey Road in St Johns Wood in the popular Nugents Terrcae, this superb unit, with prominent window frontage offers circa 200 sq ft plus kitchen and toilet.

Currently used as a hairdresser the property offers bright open space suitable for a variety of uses.

## Property Overview

Circa 200 sq ft

Good window frontage with security shutter

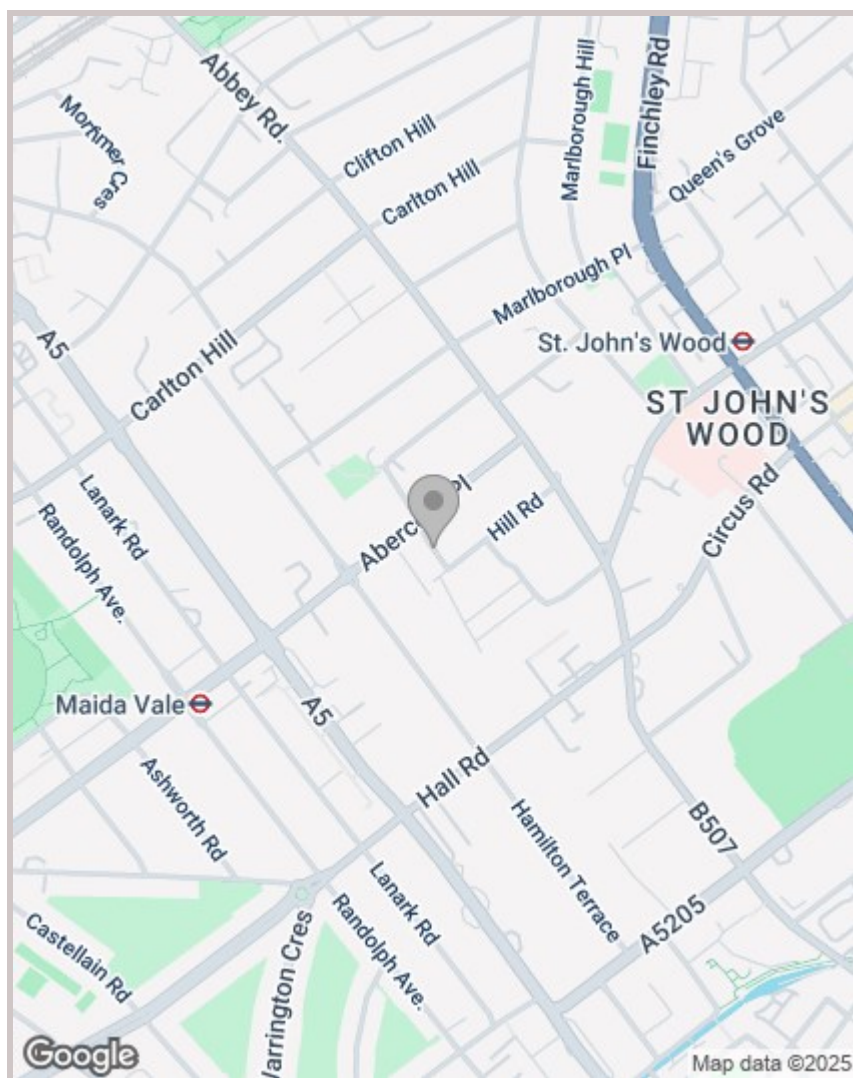
Short Walk to St Johns Wood Tube and High Street

No Premium

Westminster

Rateable value £9,900 - Please note this is not the amount you pay, normally it is calculated at a rateable value x 0.49p

- New Lease
- Low rent of £15,000 per annum
- Available now
- Variety of Uses
- Great Location
- Prime Area of St John's Wood



### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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We are members of



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