



**Nugent Terrace, St Johns Wood, NW8 £27,500 Per Annum Subject to contract**

Nugent Terrace is a small local shopping destination just off Abbey Road.

Comprises the ground floor of an attractive period building in a sought-after location. The property is being offered in good decorative order and is arranged as a front office with prominent window frontage, a rear private office with a glass partition and a guest WC.

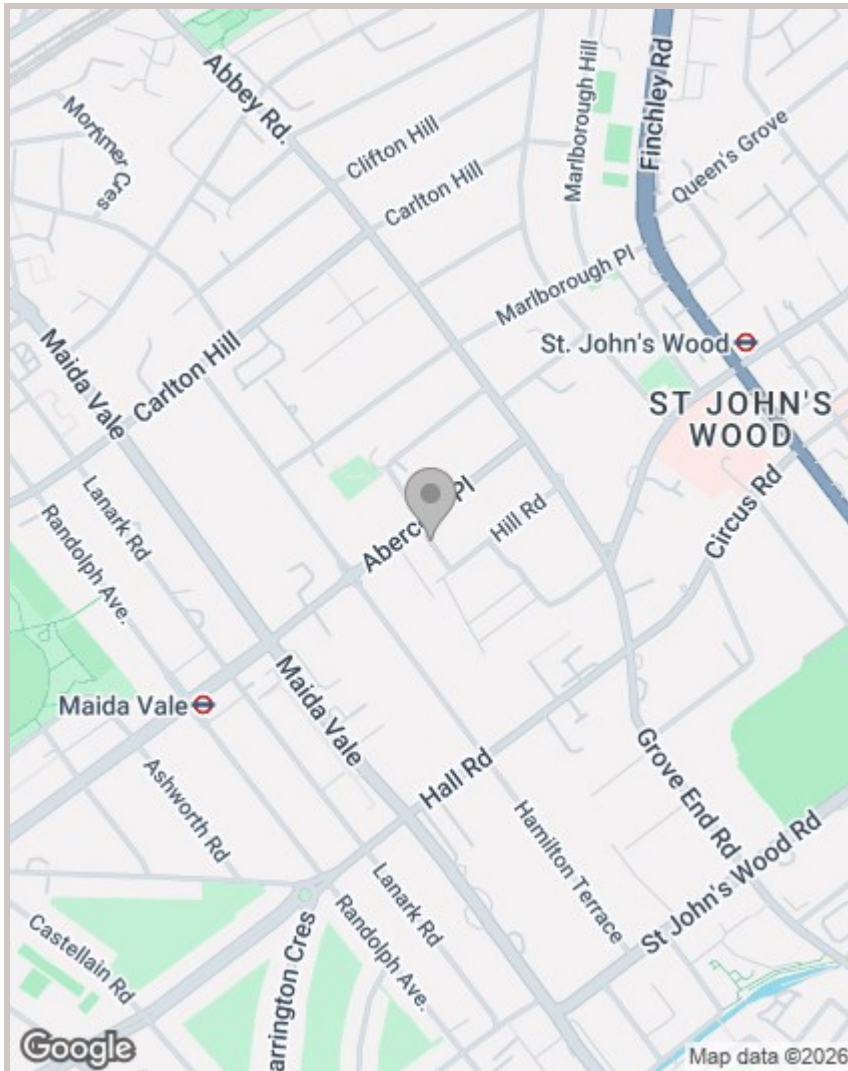
## Property Overview

Internal Width 5.14m  
Unit Depth 8.37m  
Net Retail Area 40.1m<sup>2</sup>

Amenities: Wood Flooring, Part Tiled WC  
LED Lighting Storage  
CCTV Fire Escape

EPC - C  
New Lease  
No Premium  
Sole Agents  
Rateable Value £13,250

- Great Location
- 250 sq ft
- Ground floor
- For Rent
- Excellent condition
- Multiple uses
- Class E
- Available now



### 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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**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).

