



Boundary Road, St John's Wood NW8 £650,000 Subject to contract

Freehold Investment - Mixed-use commercial/residential building on a popular road, located just off Abbey Road in St John's Wood.

The freehold comprises :

Basement Office - 700 sq ft - Vacant - ERV £20,000 pax

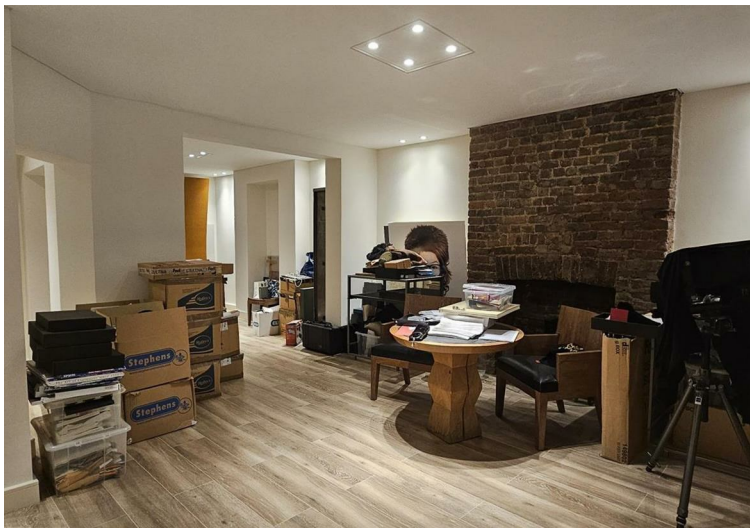
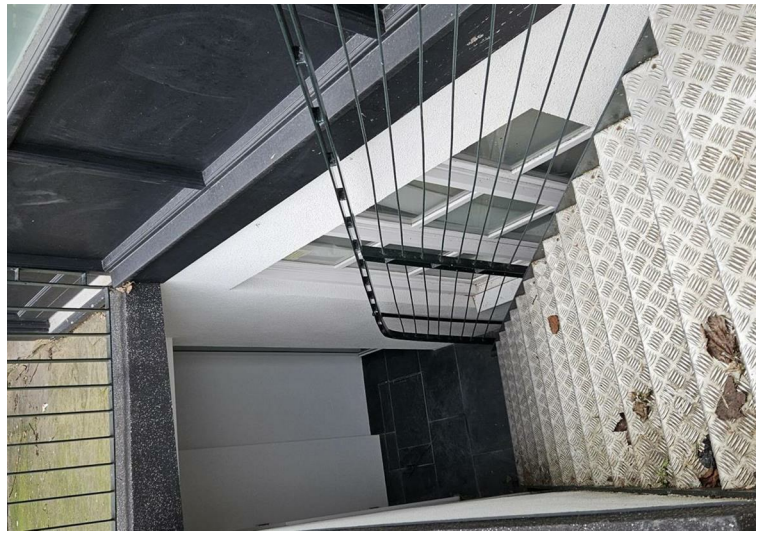
Ground floor office 840 sq ft Rented - £30,000 pax

1st Floor Flat - sold on long lease

2nd Floor Flat - sold on long lease

Ground rent received £1200 per flat per annum

Total income £50,400 pa



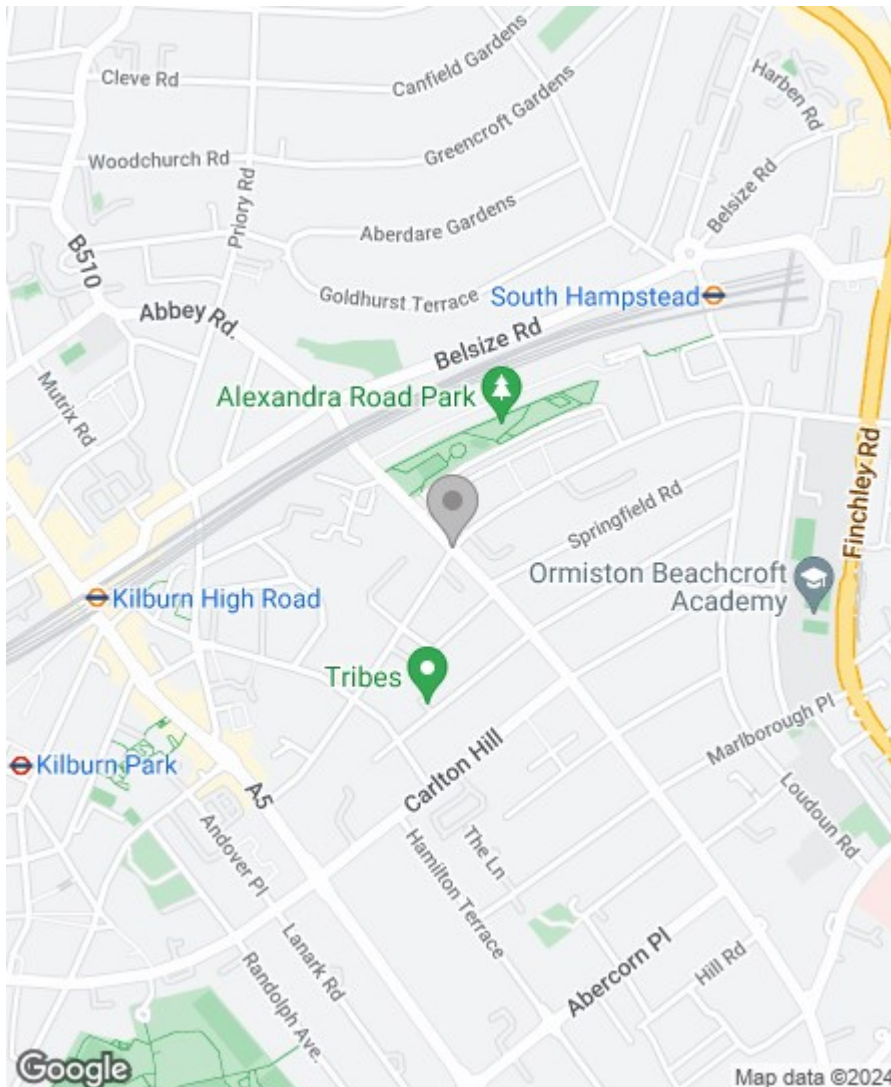
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FLOOR PLAN**

Property Overview

Location	St John's Wood, NW8
Price	Asking Price £650,000
Bedrooms	null
Bathrooms	null
Receptions	null
Tenure	Freehold
Council	
Tax Band	
Current Ground Rent	Overall Size -- 1500 sq ft of office over two floors
Service Charge	Lease -- Ground floor £30,000 pax 5 years expiring 2027
Term	

Key Features

- Freehold Sale
- Rental Investment
- Ground Floor rented £30,000 pax
- Basement office Vacant
- Upper Parts Sold
- Popular Location
- Off Abbey Road
- St Johns Wood
- Excellent 7.72 % return
- Sole Agent



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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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).

