

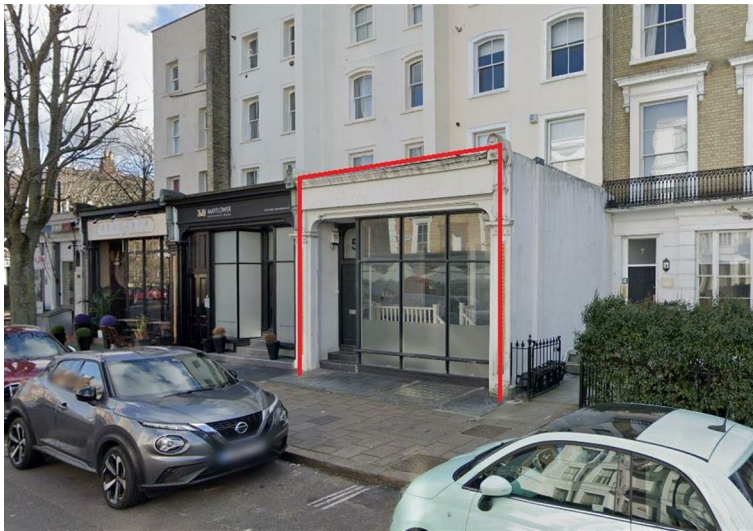
Belgrave Gardens, St Johns Wood, NW8 £16,800 Per Annum Not specified

Very well located, just off Abbey Road, we are pleased to offer this bright, lower ground floor office space within a prominent office / retail unit.

Offering circa 415 sq ft (38.5 sq m) this newly redecorated, open-plan space would suit a small professional company looking to have 4 - 5 desks in the heart of St Johns Wood.

Belgrave Gardens is ideally located just off Abbey Road with a large selection of local amenities, cafe's and restaurants. Excellent bus links into London's West End and a short walk to St John's Wood Underground Station (Jubilee Line)

Shared Kitchen and WC - Rent includes electricity, heating, rates and internet (own line available if preferred)



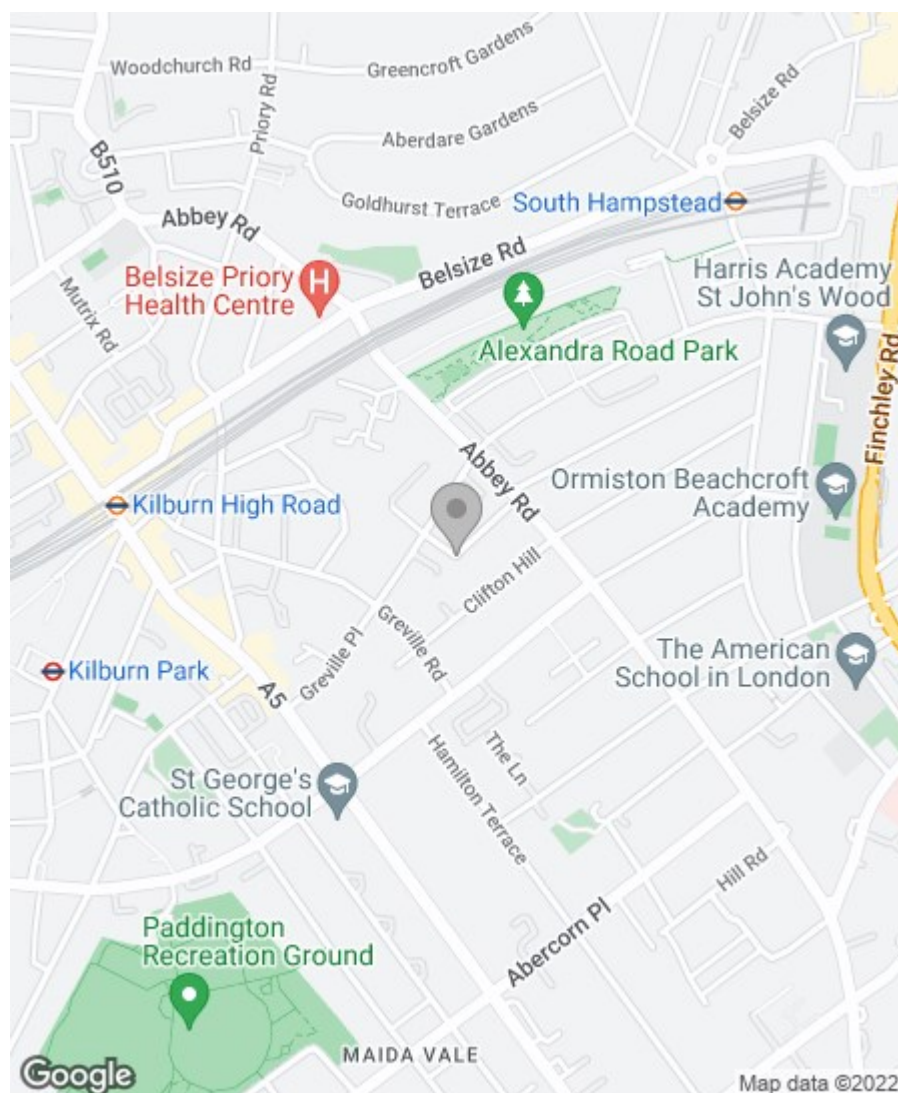
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FLOOR PLAN**

Property Overview

Location	St Johns Wood, NW8
Price	£16,800 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Not specified

Key Features

- Lower Ground Floor Office
- Access 24 / 7
- Newly decorated
- Includes all Bills and Rates
- Available Now
- Great Location



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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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).