



## Boundary Road, St John's Wood NW8 £25,000 Per Annum Subject to contract

Brand New, Self-Contained Shop, arranged over ground and lower ground floor, on the ever-popular Boundary Road, just off Abbey Road in St John's Wood.

The property is neighbored by a good selection of beauty salons, Coffee Shops and Restaurants and is well-positioned for excellent transport links on Abbey Road. St John's Wood Underground and Maida Vale Underground are also within easy walking distance.

The unit offers approx. 754 sq ft gross, including kitchen, bathroom and ancillary storage. with prominent window frontage of 13.06 ft width with high ceilings. Further benefiting from a front forecourt.

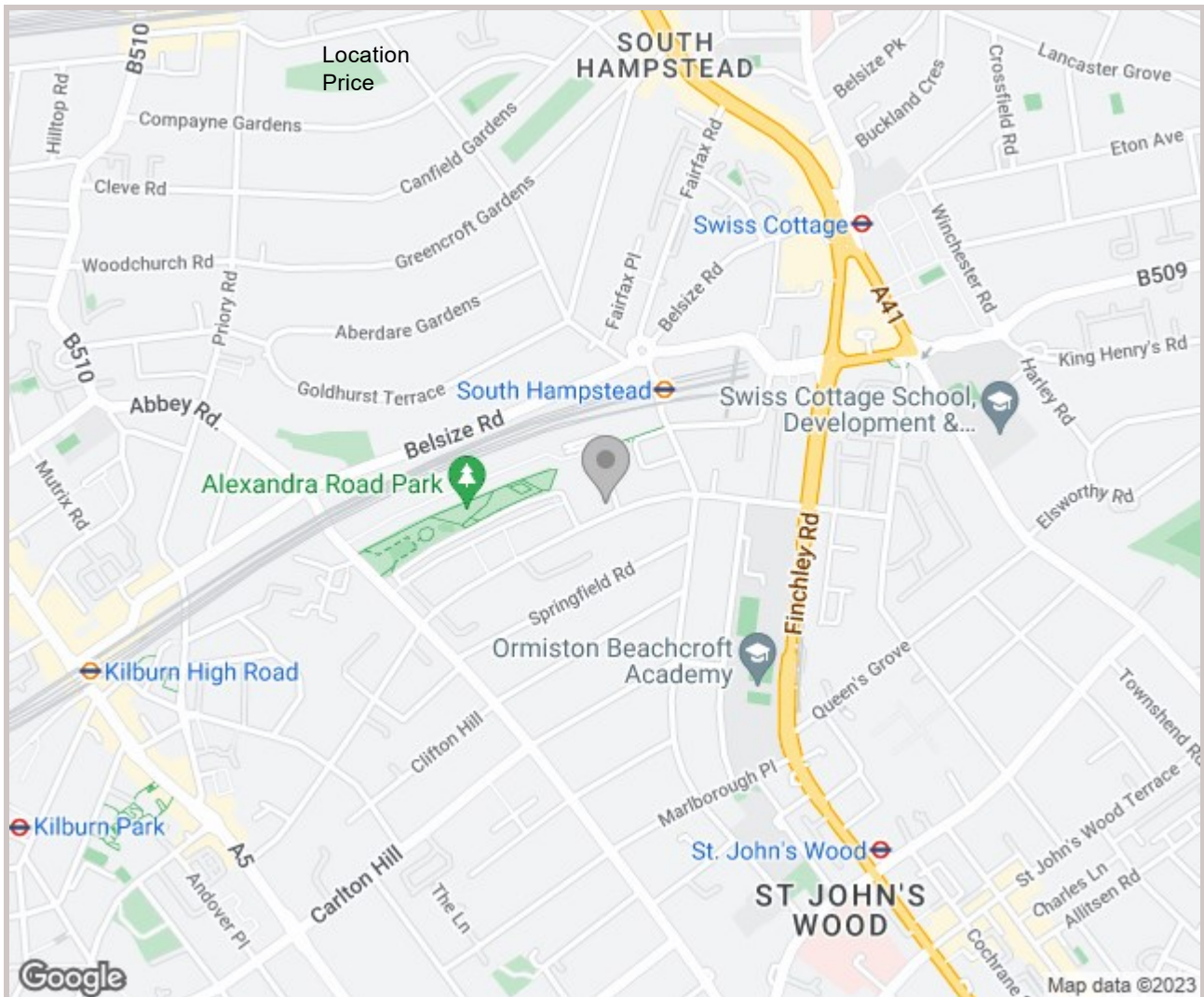
## Property Overview

New Lease - To be agreed  
No Premium  
Rates - to be determined (Westminster Council)  
EPC - to be determined

### Local Area:

Of all the prime London districts, St John's Wood is perhaps the greenest and most spacious. In the 19th century it was the haunt of artists and authors; today, the area includes extensive retail amenities, fine restaurants and a lively social scene. It is popular with both residents and businesses due to its location

- New Lease
- Class E
- Popular Road
- Newly Refurbished
- High Ceilings
- Good window frontage
- Great Location
- Front Forecourt Included
- Must See



**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).