



St Anns Terrace, St John's Wood, NW8

ARLINGTON
RESIDENTIAL

A rare opportunity to purchase this Freehold building located adjacent to St John's Wood High Street. The house comprises a ground floor commercial shop (343 sq ft/31 sq m) which is currently rented out to a hairdresser and a triplex flat (1,040 sq ft/96 sq m) with its own front door which is also rented out on a AST. The building also comes with 2 parking spaces at the rear which are rented out.

St Ann's Terrace is located within 400 meters of St John's Wood Underground Station (Jubilee line) whilst the American School and Regent's Park are close at hand.

Leases: Commercial shop lease expires 31/07/2025, Rent: £27,000 (£6,750 paid quarterly)

Parking lease expires 30/09/2024, Rent £6,240 (£1,560 paid quarterly)

Residential Property lease expires 31/08/2025, £47,880 per annum (£23,940 paid half yearly)

ASKING PRICE: £1,995,000

TENURE: FREEHOLD

EPC RATING: D

COUNCIL TAX BAND: E

ARLINGTON

R E S I D E N T I A L

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BARBERS & THE SE

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ORDNANCE MEWS NW8

OPEN
20-21 HOURS
BARBERS
- 300







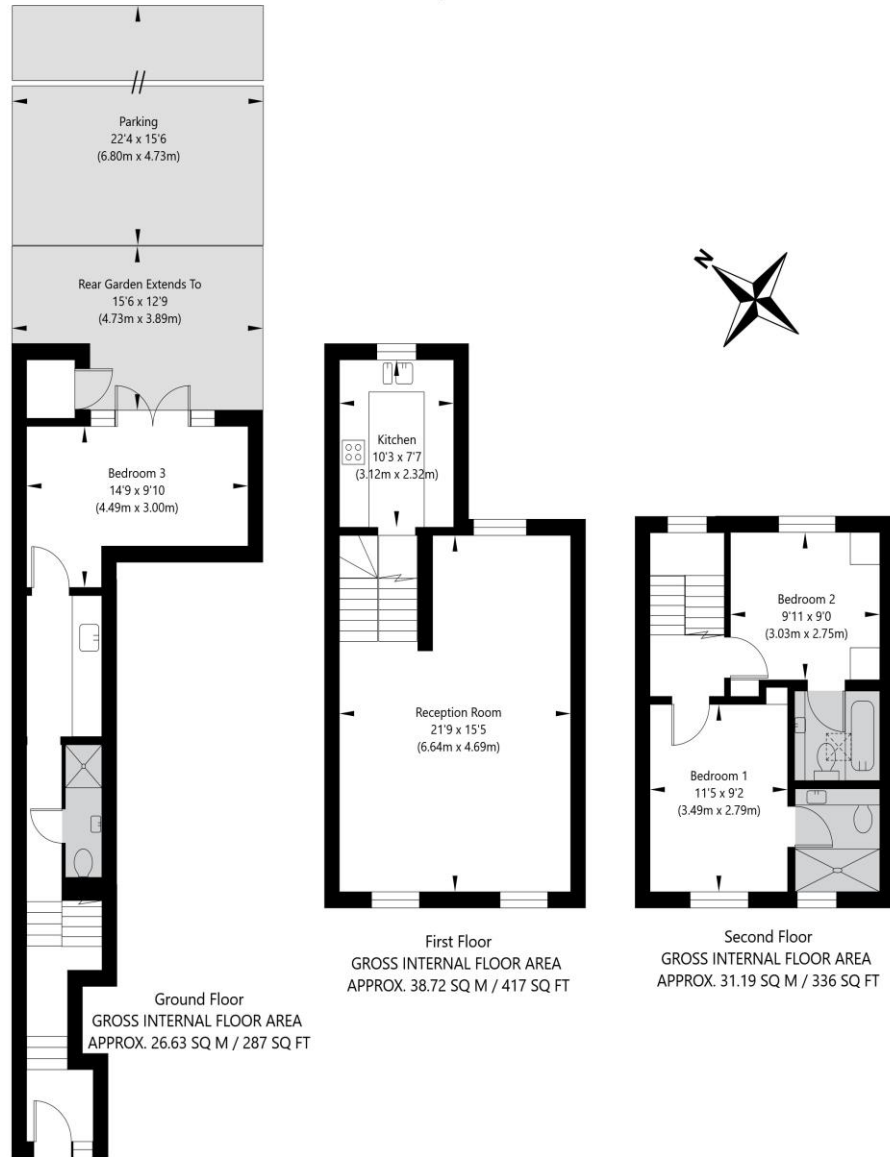








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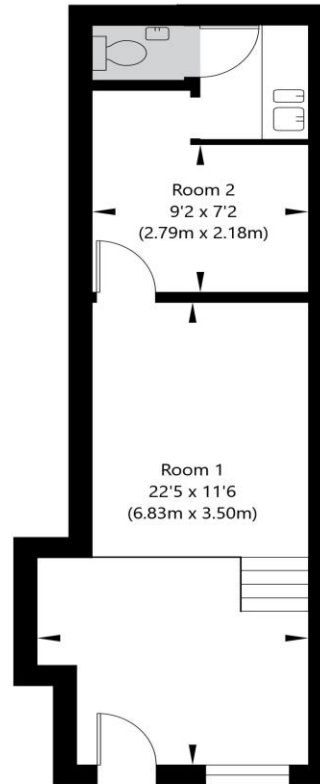


APPROXIMATE GROSS INTERNAL FLOOR AREA 96.54 SQ M / 1040 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Shop St Ann's Terrace London NW8 6PJ

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.9 SQ M / 343 SQ FT



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