

New College Parade, Swiss Cottage, NW3 £24,000 Per Annum Unfurnished

A spacious and prominent ground and lower ground floor retail unit on the popular thoroughfare of Swiss Cottage.

The unit is circa 1000 sqft and offers large open space on the ground floor with rear office, stairs leading to basement and wc.

New College Parade is a popular location within a few minutes walk of both Swiss Cottage and Finchley Road Underground stations and numerous high street retailers such as Marks & Spencer, McDonald's, Costa Coffee and other popular and busy retailers.

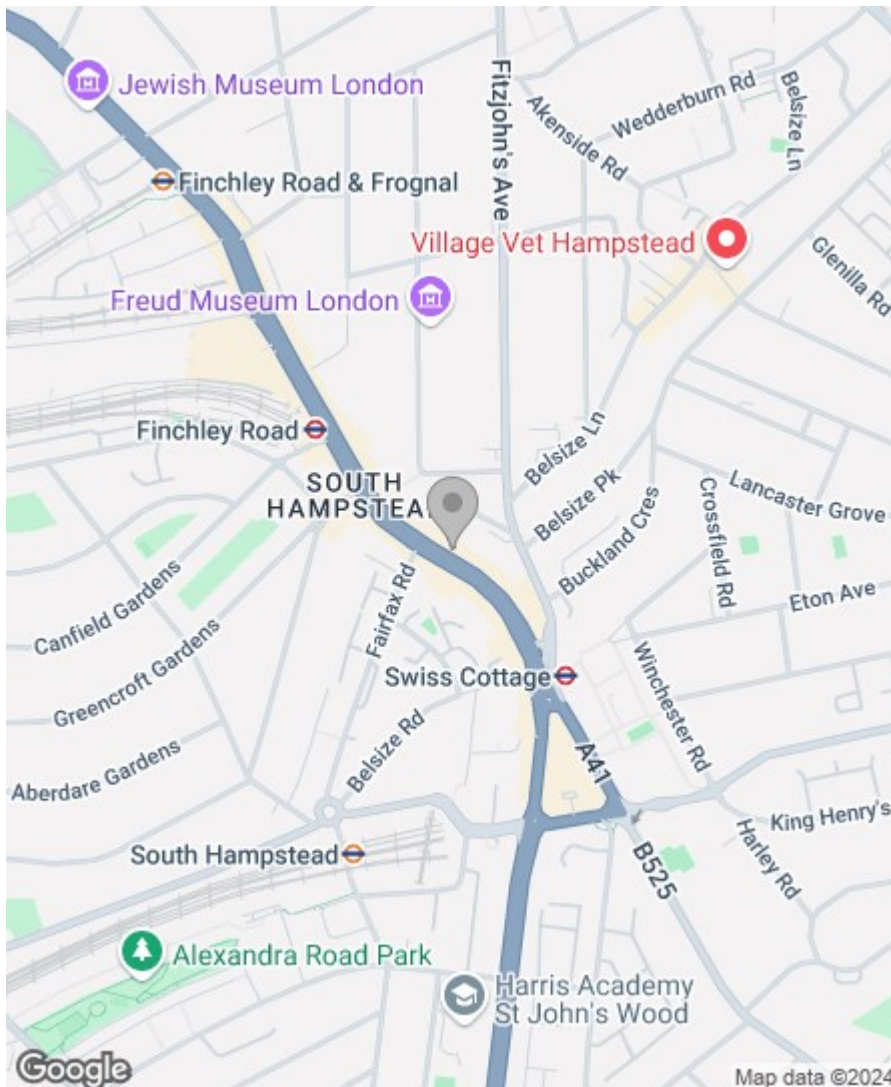
g | **AWAITING
FLOOR PLAN**

Property Overview


Location	Swiss Cottage, NW3
Price	£24,000 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Unfurnished

Key Features

- Great Location
- New Lease
- No Premium
- Circa 1000 sq ft
- 1st Floor office
- on Finchley Road
- Available January 2025
- Well planned office
- Flexible use.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Greenstone Estates Ltd
Registered in England & Wales
Registered Office:
11 Albion Place,
Maidstone,
Kent ME14 5DY

Company Registered number
03513585

Trading address
83 Boundary Road, London NW8 0RG

We are members of



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).

