

**Anglers Lane, Kentish Town NW5 £30,000 Per Annum Subject to contract**

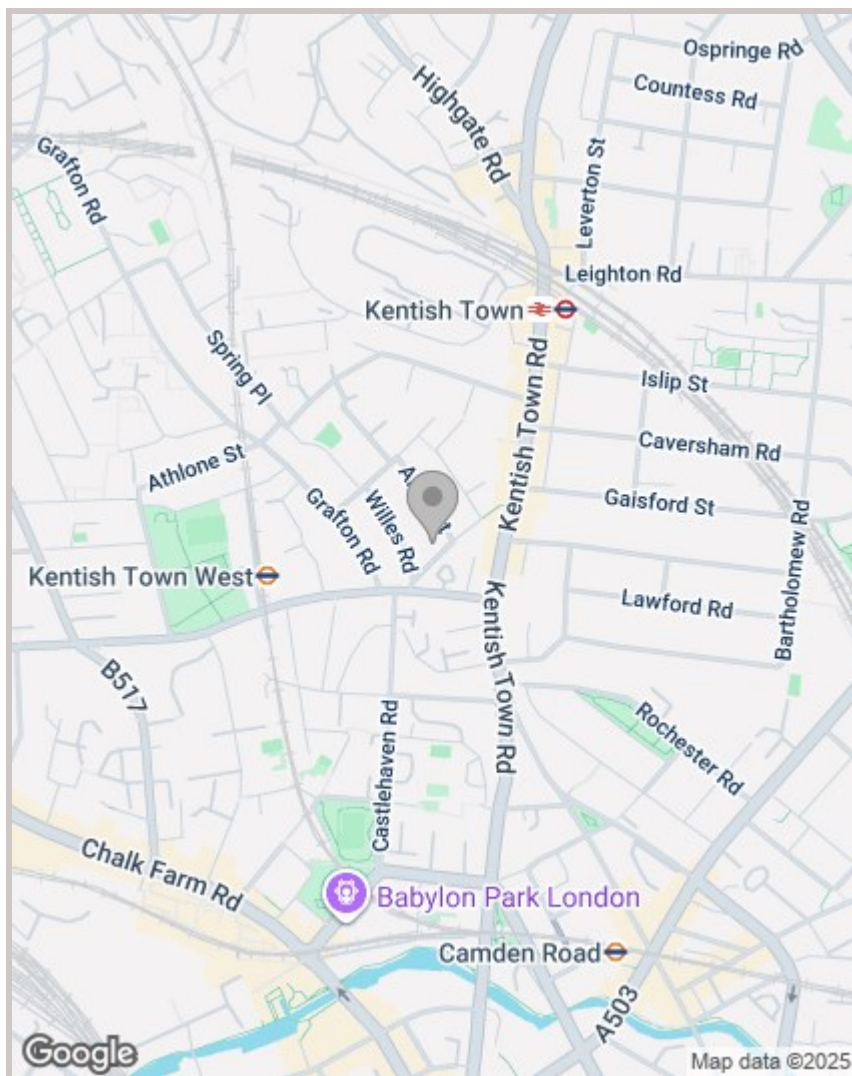
A superb unit ideal for dance studio / art gallery / gym/ yoga / offices or any business requiring bright open planned space of circa 1100 sq. ft.

Ideally located close to Kentish Town High Road this class E unit offers versatile space over ground floor. Recently decorated to the interior the property offers wooden floors, gas central heating, WC, fitted kitchen and a 70 sq. ft. self contained office / private room.

## Property Overview

0.2 miles from Kentish Town Road, offering a good selection of shops and restaurants, including Kentish Town Overground, Thameslink and Tube Station ( Northern Line ).

- New Lease
- No premium
- Large open plan space
- Great Location
- Available now
- Close High Street and Transport
- Kitchenette
- WC
- Wooden floors
- Ground floor only



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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