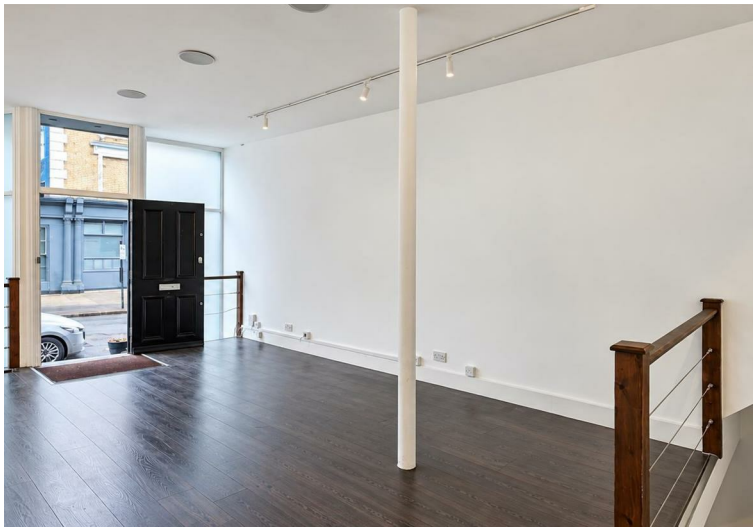
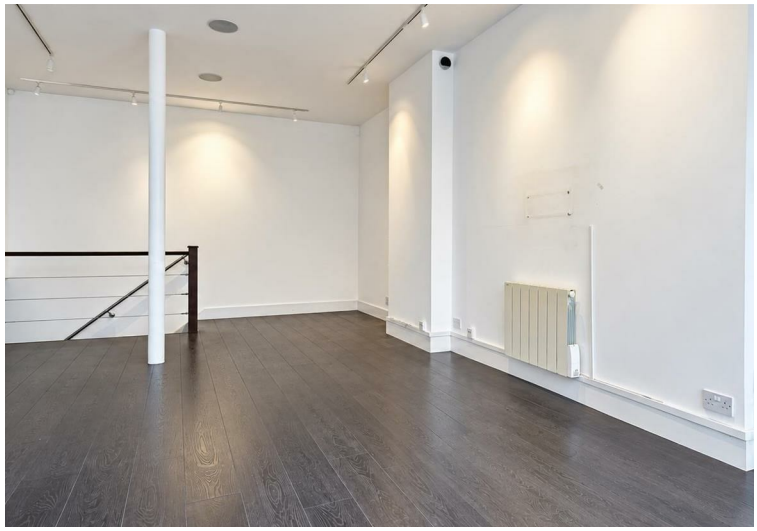






Belgrave Gardens, St John's Wood NW8 £35,000 Per Annum Subject to contract

An attractive retail unit arranged over the ground and lower ground floors of a characterful period parade on Belgrave Gardens, just off Abbey Road in St John's Wood.

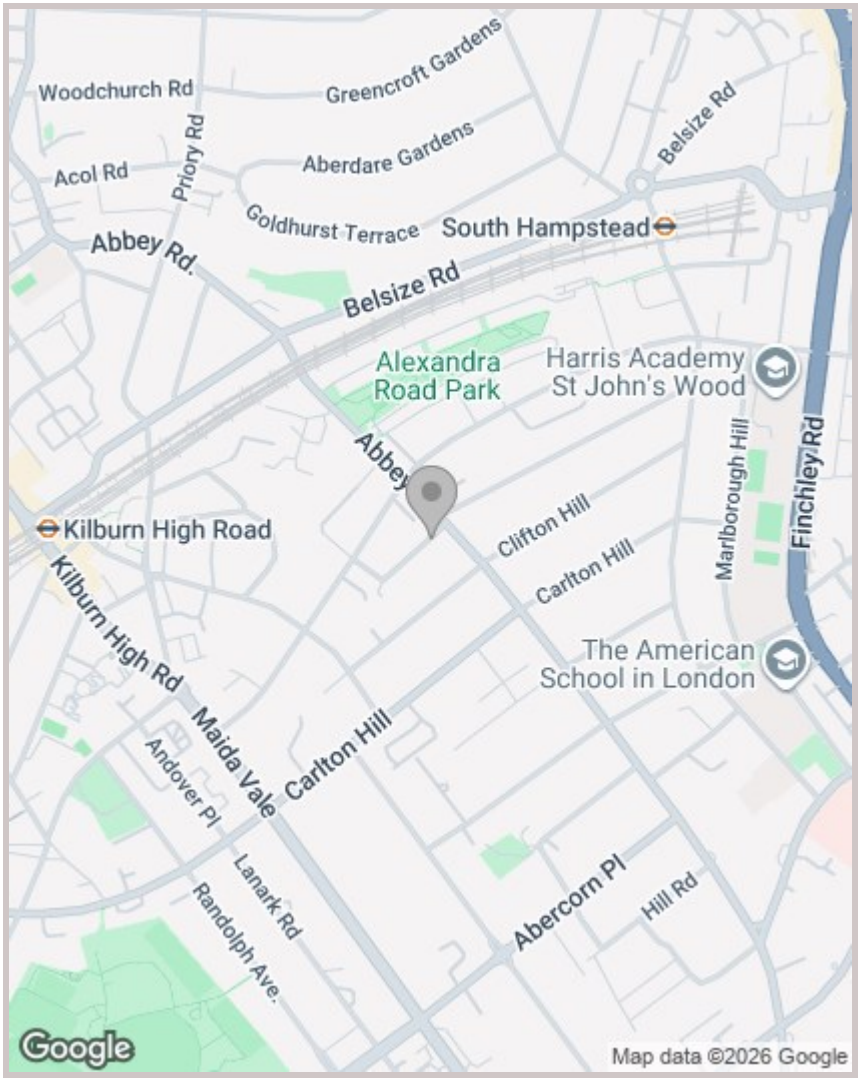
Extending to approximately 737 sq ft, the property benefits from a prominent glazed frontage and its own street entrance. The ground floor provides approximately 319 sq ft of bright, open-plan accommodation, featuring wood flooring, high ceilings and generous display windows.

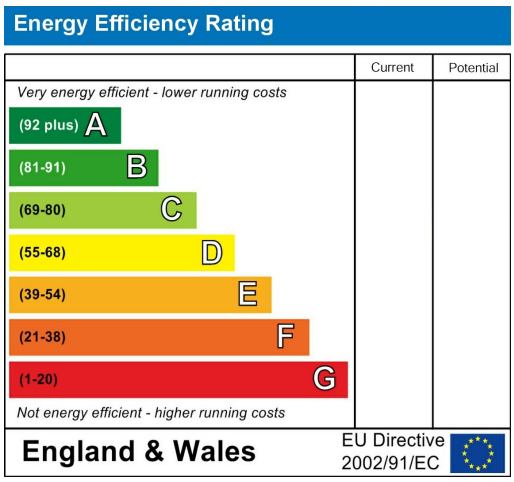
An internal open staircase leads to the lower ground floor, offering approximately 417 sq ft of additional open-plan space, together with fitted storage, a kitchenette and a separate WC with washbasin. The layout provides flexibility for customer-facing accommodation at street level, with additional workspace or ancillary accommodation below.

Property Overview

Belgrave Gardens is an established neighbourhood parade surrounded by the residential streets of St John's Wood, South Hampstead and Maida Vale. Independent shops, cafés and restaurants contribute to its local appeal, with further amenities along Abbey Road and Boundary Road. Transport connections include South Hampstead Overground and St John's Wood Underground station (Jubilee line), together with regular bus services along Abbey Road providing connections towards central London.

- New Lease
- No Premium
- Great Location
- Flexible Space
- Class E
- Various uses concidered
- Over two floors
- Just off Abbey Road
- EPC - D





Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
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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).