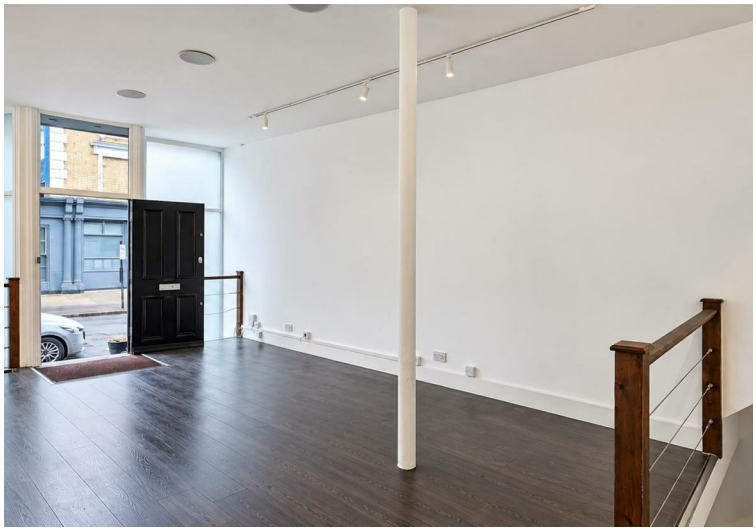






Belgrave Gardens, St John's Wood NW8 £35,000 Per Annum Subject to contract

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.

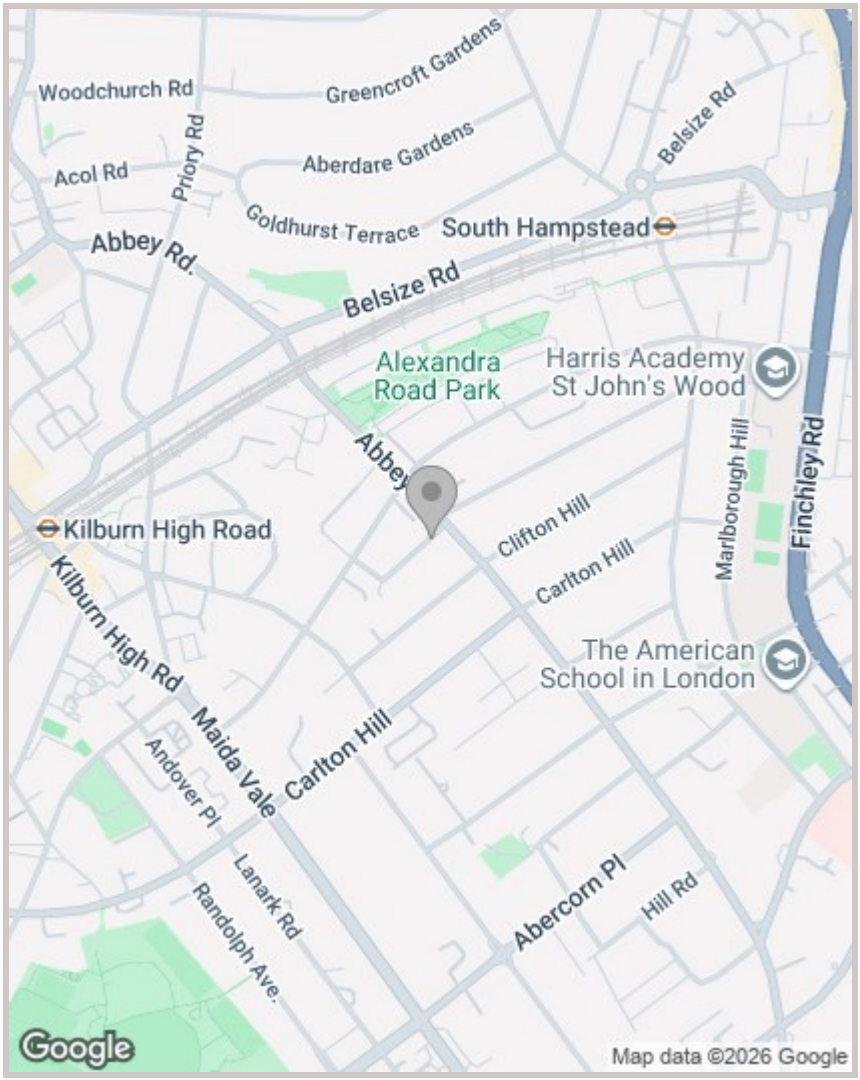
Extending to approximately 737 sq ft, the property benefits from a prominent glazed frontage and its own street entrance. The ground floor provides approximately 319 sq ft of bright, open-plan accommodation, featuring wood flooring, high ceilings and generous display windows.

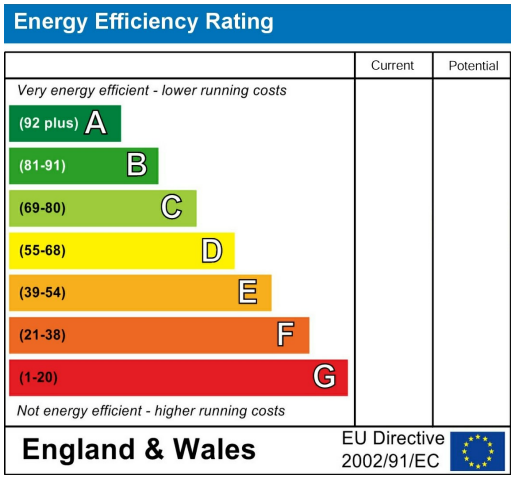
An internal open staircase leads to the lower ground floor, offering approximately 417 sq ft of additional open-plan space, together with fitted storage, a kitchenette and a separate WC with washbasin. The layout provides flexibility for customer-facing accommodation at street level, with additional 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:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

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