



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

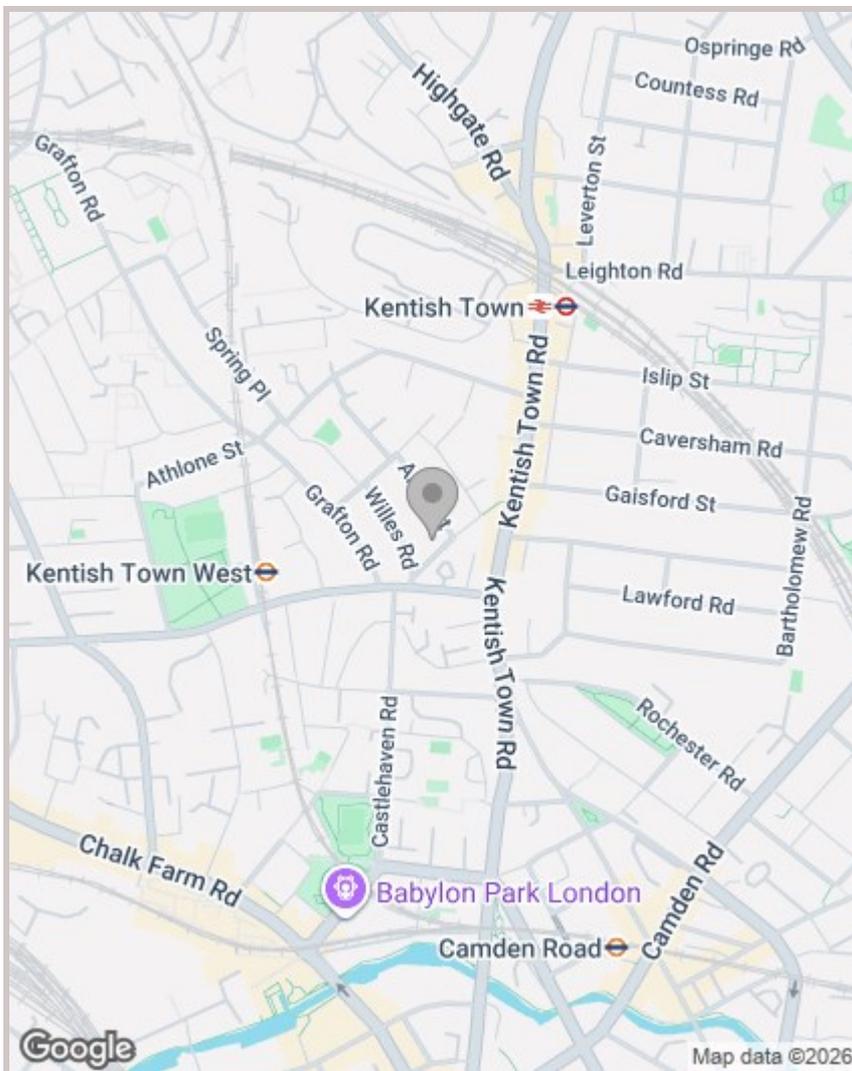
A superb unit ideal for dance studio / art gallery / gym/ yoga / offices or any business requiring bright open planned space of circa 1100 sq. ft.

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

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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).

