



St Anns Terrace, St John's Wood, NW8

ARLINGTON
RESIDENTIAL

A rare opportunity to purchase this Freehold building located adjacent to St John's Wood High Street. The house comprises a ground floor commercial shop (343 sq ft/31 sq m) which is currently rented out to a hairdresser and a triplex flat (1,040 sq ft/96 sq m) with its own front door which is also rented out on a AST. The building also comes with 2 parking spaces at the rear which are rented out.

St Ann's Terrace is located within 400 meters of St John's Wood Underground Station (Jubilee line) whilst the American School and Regent's Park are close at hand.

Leases: Commercial shop lease expires 31/07/2025, Parking lease expires 30/09/2024 & AST expires 31/08/2025.

ASKING PRICE: £1,995,000

TENURE: FREEHOLD

EPC RATING: D

COUNCIL TAX BAND: E

ARLINGTON

R E S I D E N T I A L

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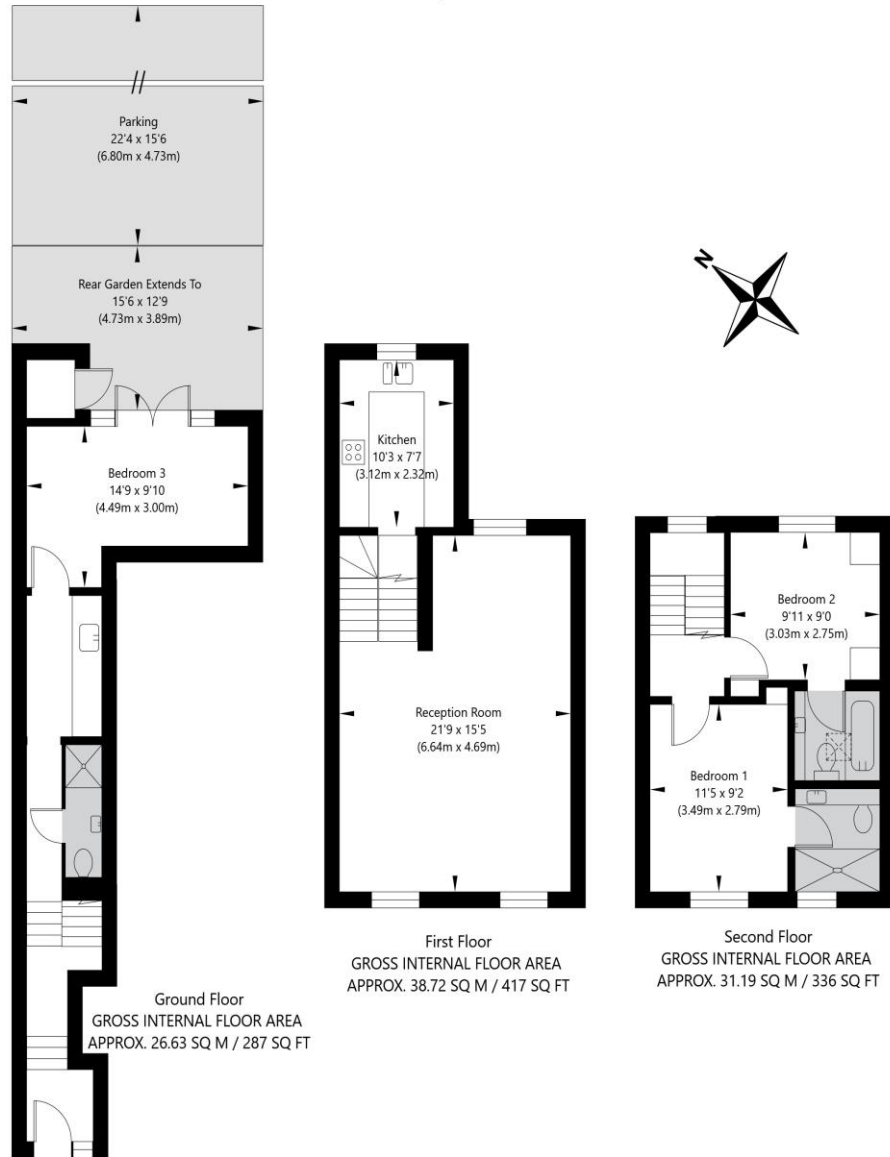








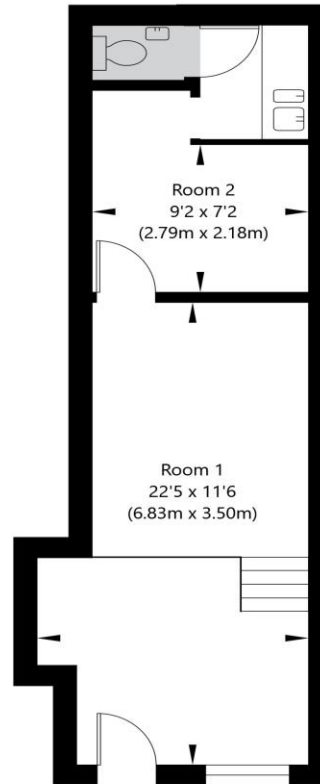
St Ann's Terrace, London NW8 6PJ



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.54 SQ M / 1040 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Shop St Ann's Terrace London NW8 6PJ

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.9 SQ M / 343 SQ FT



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