



## ST. ANNS TERRACE, LONDON, NW8 £2,250,000 FREEHOLD

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 (1040 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 metres of St John's Wood Underground Station (Jubilee line) whilst the American School and Regent's Park are close at hand.

Investment Opportunity | Triplex Flat with Private Entrance | Three Bedrooms | Private Garden | Ground Floor Commercial Shop | Off Street Parking for Two Cars | Freehold

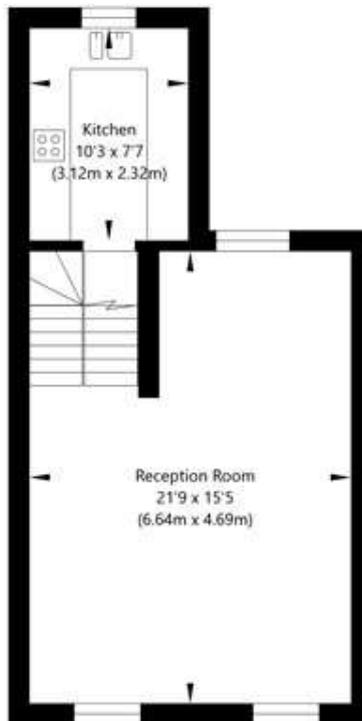
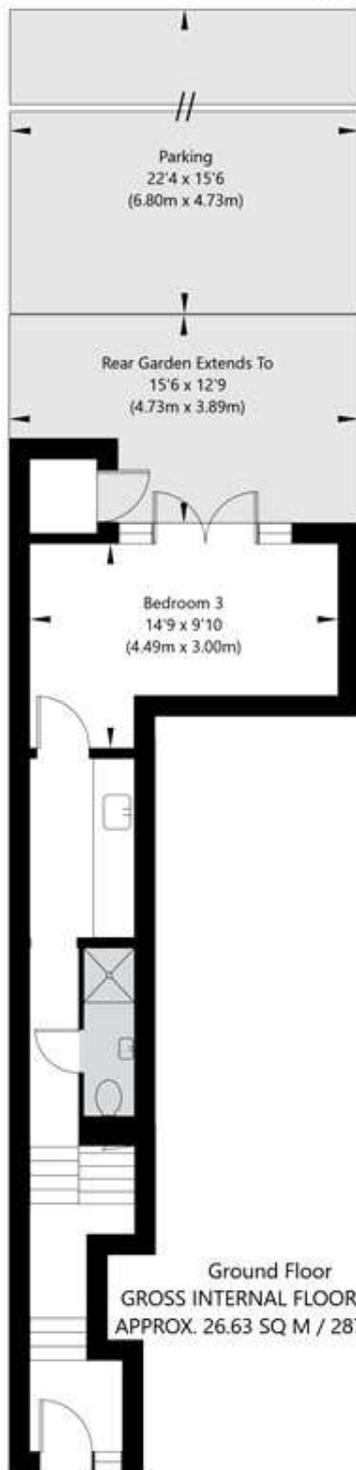
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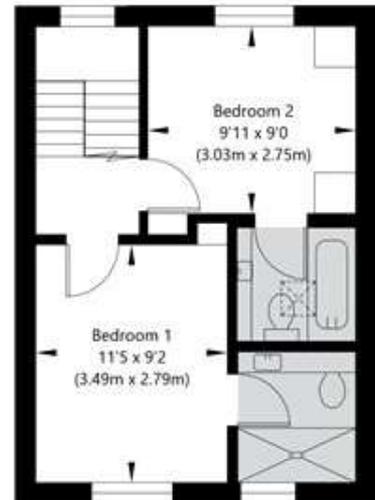
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# St Ann's Terrace, London NW8 6PJ



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 38.72 SQ M / 417 SQ FT



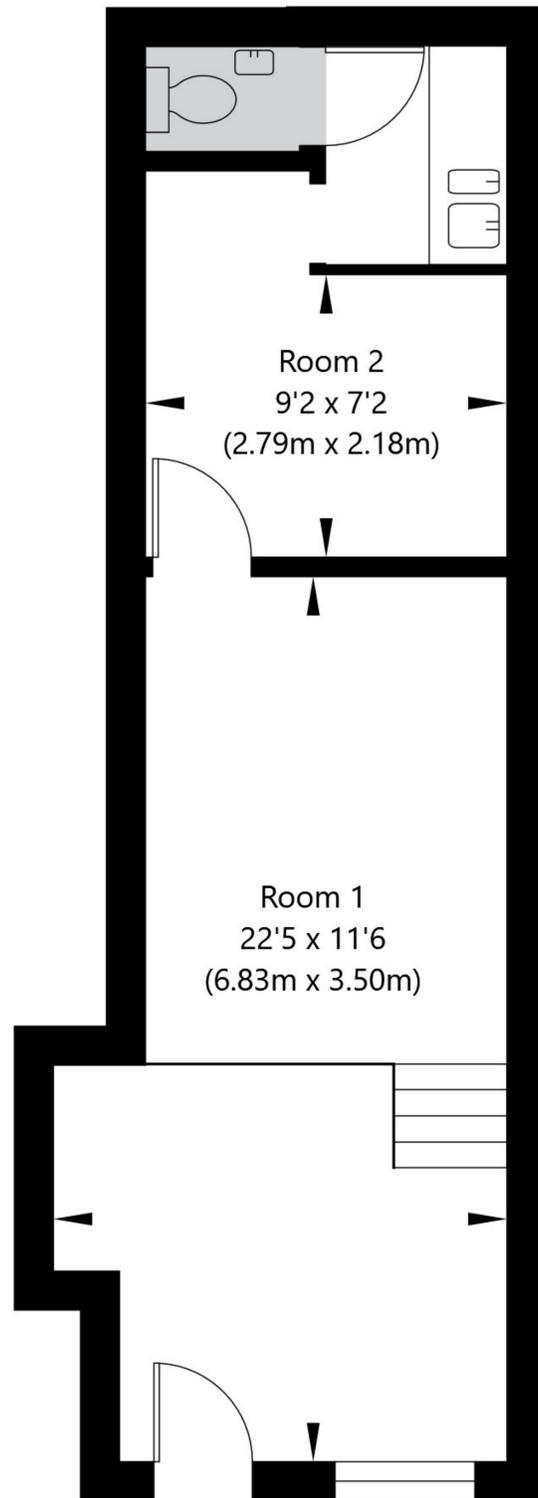
Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 31.19 SQ M / 336 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 96.54 SQ M / 1040 SQ FT

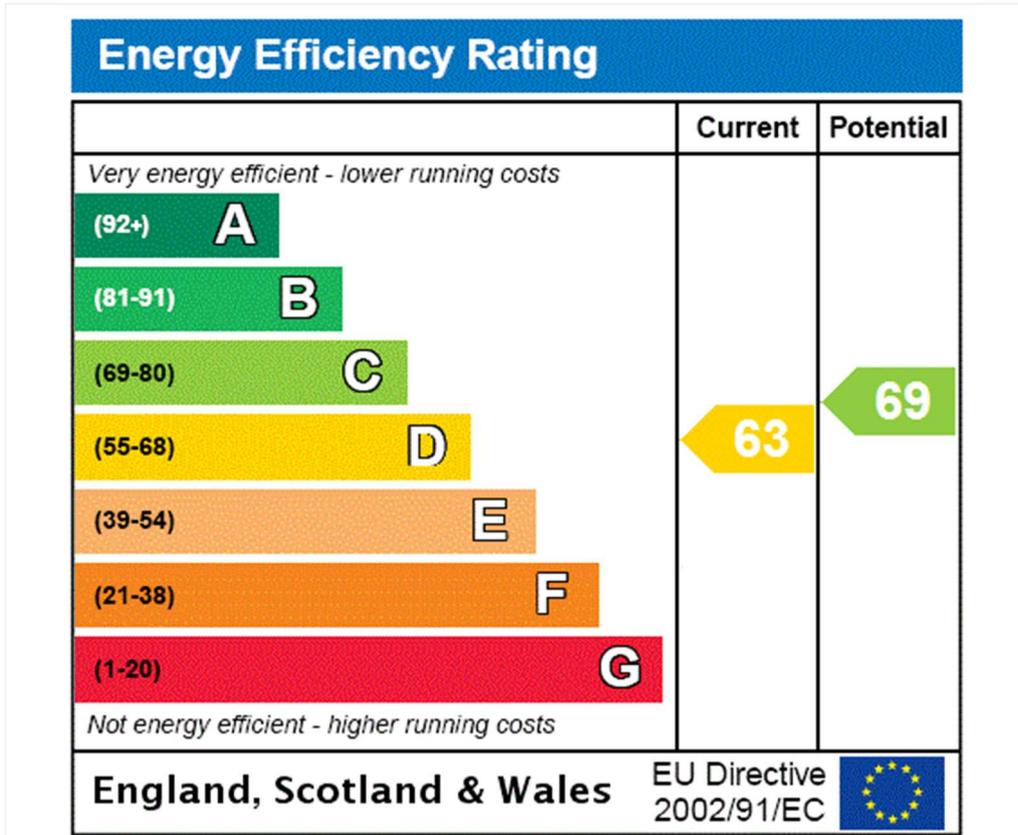
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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

# Shop St Ann's Terrace London NW8 6PJ

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



APPROXIMATE GROSS INTERNAL FLOOR AREA 31.9 SQ M / 343 SQ FT  
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**Tenure:** Freehold

**Council Tax Band:** E

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



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