

FREEHOLD RECORDING STUDIO/OFFICE FOR SALE
alternatively full planning in place for conversion to contemporary coach house



82 Clifton Hill, St John's Wood, London NW8

1,600 Sq ft (148.6 Sq m)

Location: The property is located on the south side of Clifton Hill close to its junction with Abbey Road (B507) in St John's Wood. It is situated approximately 0.5 miles from St. Johns Wood (Jubilee Line), and Kilburn Park & Maida Vale (Bakerloo Lines) Underground Stations while Kilburn High Road (London Overground) is equidistant.

St John's Wood is an affluent residential suburb of North London, only 2 miles of Central London.

Description: Comprises a Grade II listed freehold detached former recording studio/offices. Use Class B1 (c).

Amenities:

* 4 Studios	*2 Control Rooms
* Kitchen	*2 W.C.s
* Meeting Room	*Office
* Storeroom	

Accommodation: The premises are arranged over ground and first floors as follows:-

	Sq ft	Sq M
Ground	800	74.3
First	800	74.3*

These measurements have been provided by the Freeholder.

Planning: Full planning permission has been granted to create a 3-Bedroom, two bathroom house with garden.

Price: Freehold with vacant possession £1,295,000

Viewing: For information or an appointment to inspect, please contact:

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Subject to Contract