



Cressy Road, , Hampstead, NW3 2NH

£1,350,000

Ella Mews is a commercial mews just off Cressy Road and in between Fleet Road and Agincourt Road, close to Royal Free Hospital and Hampstead Heath mainline station. There are a number of businesses located in this gated mews development. The property is set over ground and first floors approx. 2,259 sq ft (net internal area), the ground floor comprises office/reception area with separate meeting room, plus three WC's and kitchenette, with benefit of open spaces, high ceilings and two undercover parking spaces. First floor bright open space with high ceilings.

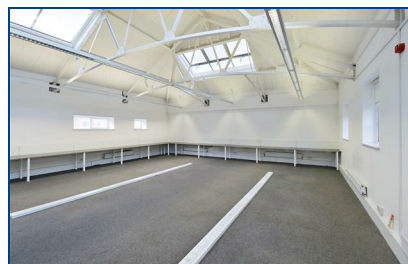
Areas:

Ground Floor: 1,112 sq ft (103.3 sq m)

First Floor: 1,147 sq ft (106.6 sq m)

The property is available immediately for rental or for sale.

Business Rates: London Borough of Camden for the year 2018/2019 rates payable were £26m472 pa. All interested parties should make their own enquiries via



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-100)			A (1-10)		
B (81-90)			B (11-20)		
C (69-80)			C (21-30)		
D (55-68)			D (31-40)		
E (45-54)			E (41-50)		
F (35-44)			F (51-60)		
G (1-34)			G (61-70)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	