



## DEVON HOUSE, CHURCH HILL, WINCHMORE HILL,

£1,050

Goldman Greg are delighted to offer nestled in the charming area of Winchmore Hill, London, this ground floor office space at Devon House which offers a unique opportunity for businesses seeking a professional environment to work from and is designed to cater to a variety of business needs.

The location is ideal, situated on Church Hill, which provides easy access to local amenities and transport links. Winchmore Hill is known for its vibrant community and picturesque surroundings, making it an attractive place for both employees and clients alike. The office benefits from a tranquil atmosphere, allowing for a productive work environment while still being close to the hustle and bustle of the city.

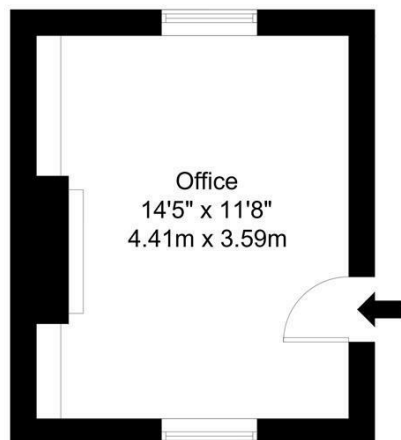
This space is perfect for small businesses or start-ups looking to establish themselves in a prime location. With its manageable size, it offers flexibility and the potential for a bespoke layout to suit your specific requirements.



Goldman Greg

# Church Hill, N21 1LE

Approx Gross Internal Area = 15.83 sq m / 170 sq ft




Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Goldman Greg  
143 Leman Street  
London  
E1 8EY

02079770018  
leads@goldmangreg.co.uk  
www.goldmangreg.co.uk

