



## DEVON HOUSE, CHURCH HILL WINCHMORE HILL,

£550 PER MONTH

Nestled in the charming area of Winchmore Hill, London, this first-floor office space at Devon House offers a unique opportunity for professionals seeking a vibrant work environment. Spanning an impressive 168 square feet, the office is designed to accommodate a variety of business needs, whether you are a start-up or an established company looking to expand.

One of the standout features of this office is its delightful boat portrait, which adds a touch of character and inspiration to the workspace. This artistic element not only enhances the aesthetic appeal but also creates a welcoming atmosphere for both employees and clients alike.

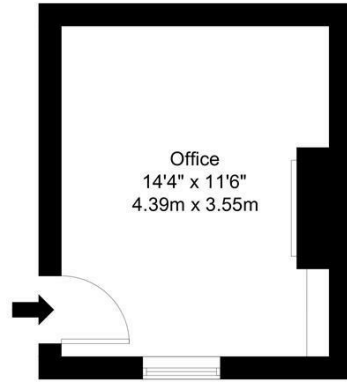
With its appealing features and prime location, this office at Devon House is an excellent choice for those looking to establish or grow their business in a thriving community. Don't miss the chance to make this space your own and enjoy all that Winchmore Hill has to offer.



Goldman Greg

# Church Hill, N21 1LE

Approx Gross Internal Area = 15.58 sq m / 168 sq ft




First Floor



Ref :

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PLAN**

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

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