



DEVON HOUSE, CHURCH HILL, WINCHMORE HILL,

£800 PER MONTH

Nestled in the charming area of Winchmore Hill, London, this lower ground floor office space at Devon House offers a unique opportunity for businesses seeking a professional environment. Although the property spans 217 square feet, it is designed to maximise functionality and comfort, making it an ideal setting for a variety of office needs.

The office features a well-appointed kitchen, providing convenience for staff and visitors alike. This amenity allows for easy meal preparation and refreshments, enhancing the overall work experience. The location on Church Hill is not only picturesque but also strategically positioned, offering excellent transport links and access to local amenities.

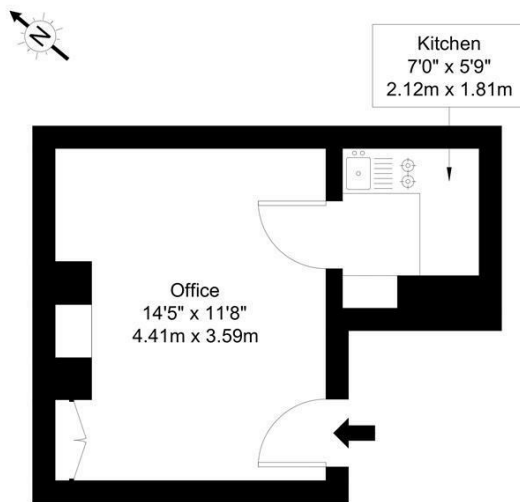
Winchmore Hill is known for its vibrant community and pleasant surroundings, making it an attractive place for both employees and clients. The area boasts a range of shops, cafes, and parks, contributing to a balanced work-life atmosphere.



Goldman Greg

Church Hill, N21 1LE

Approx Gross Internal Area = 20.14 sq m / 217 sq ft



Lower Ground 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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