

MODERN & COSY STUDIO/OFFICE SPACES  
WITH PARKING  
TO BE LET

# Hornsey Park Road

Wood Green N8 0JU



# Hornsey Park Road

Wood Green N8 0JU

## LOCATION

Hornsey Park Road is on the eastern side of Turnpike Lane, just north of the 'Harringay Ladder' area. This property enjoys excellent access to public transportation. Turnpike Lane Station (Piccadilly Line) is very close, offering a quick 15-minute ride to Central London. Hornsey Station is also just a 10-minute walk south, providing Great Northern Line services to Moorgate and Stevenage. Numerous bus routes also serve the area.



## DESCRIPTION

We are pleased to offer for rent these 3 independent Units, located on ground, first and second floors. All studios feature a modern design with a separate entrance, a fully equipped kitchen, and a three-piece bathroom. All units benefit from good natural light and are equipped with a security alarm and an entry phone system. Each unit comes with 1 x car parking space.



## AMENITIES

- Gas Central Heating
- Self-contained with Own Entrance
- Security Alarm
- Entry Phone
- 1 Car Parking Space Available per Each Unit
- Fully Fitted Kitchen
- WC Facilities
- Good Natural Light
- Extensive Fit-Out

# Hornsey Park Road

Wood Green N8 0JU

## GROSS INTERNAL AREAS *(all dimensions are approximate)*

		SQ FT	SQ M	RENT
Ground Floor	Unit 2	694	64.5	£16,500 pax + VAT
First Floor	Unit 5	861	80	£20,000 pax + VAT
Second Floor	Unit 7	861	80	£20,000 pax + VAT



### BUSINESS RATES:

All interested parties are advised to make their own enquiries to the Local Authority.

### EPC:

Available upon request



### LEGAL COSTS:

Each party to bear their own Legal Costs.

### VIEWING:

Strictly by appointment through owners  
Sole Agents Christo & Co

## CONTACT



Mert Seyhan

020 7482 1203 / 07506 732 734

[Mert.Seyhan@christo.co.uk](mailto:Mert.Seyhan@christo.co.uk)

NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT: Christo & Co as Agents and for the Vendors/Lessors of this property give notice that: 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending Purchasers/Lessees should satisfy themselves as to their correctness and as to the availability to the property prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo & Co, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending Purchasers/Lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: October 2023.