



Leeds Place, Tollington Park, N4 3RF

£2,500,000



## Hanley Estates are proud to offer this whole stunning f

Hanley Estates are proud to offer this whole stunning former Piano factory for sale. Set over three floors, and with 6808 sq ft of internal space, as well as private garden and a plethora of original period features throughout. Set just of Tollington Park, and in the incredibly popular Stroud Green, within close proximity of Crouch Hill, Finsbury Park and Upper Holloway. This beautifully presented commercial building offer a wide range of possibilities for potential buyers.

The ground floor is incredibly large, with 4191 sq ft of internal space. It has double height ceilings, and large windows which afford a great of natural light. There are a number of rooms in its current form, whilst there is also one large patio garden, and second smaller patio garden which can be accessed from this floor.

The first floor of the building spans over 1086 sq ft, and includes a kitchenette and its own W.C . This floor has wonderful light and space with double height ceilings and again offers potential as both an office or development into apartments. The second floor is an impressive space, with a pitched roof, windows on all sides and currently has a mezzanine level. Incredibly bright and could again be used as either an office space or form part of a conversion into apartment.

### Key features:

- Commercial Property
- Period Building
- Set Over Three Floors
- Ground Floor - 4191 sq ft
- First Floor - 1086 sq ft
- Second Floor - 1531 sq ft



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VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO<sub>2</sub>) Rating

More energy efficient

Certificate Number :

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



**82**

This is how energy efficient the building is

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Council Tax Band

Band:

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