



FOR SALE

**The Timber Yard, 15
Drysdale Street, London,
N1 6ND**

1,423 sq ft

Superb bright and quiet
triple aspect studio /
office / showroom space
for sale

stirlingackroyd.com



Description

This studio office is situated on the second floor of this modern-styled development accessed via a stair from the landscaped gated Courtyard. Toilets and a shower are available in the common parts and a passenger lift serves the floor. Internally the unit has a kitchen and a comfort cooling and heating system.

Parking spaces may be available to rent in the secure underground car park from other owners withing the estate.

Key points

- Great natural light
- Quiet location
- Secure landscaped courtyard
- Meeting room
- Comfort cooling heating system



Location

This award winning Conran-designed development situated around a private courtyard, which offers access to the commercial and residential occupiers. The sought-after development is located on the south side of Drysdale Street, centrally located between Hoxton Street to the west and Kingsland Road to the east with Hoxton Square, Shoreditch High Street and Old Street all moments away away. The premises can be easily reached from Old Street, Hoxton, Shoreditch High Street and Liverpool Street Stations.

Transport Links



Hoxton 0.3 Miles



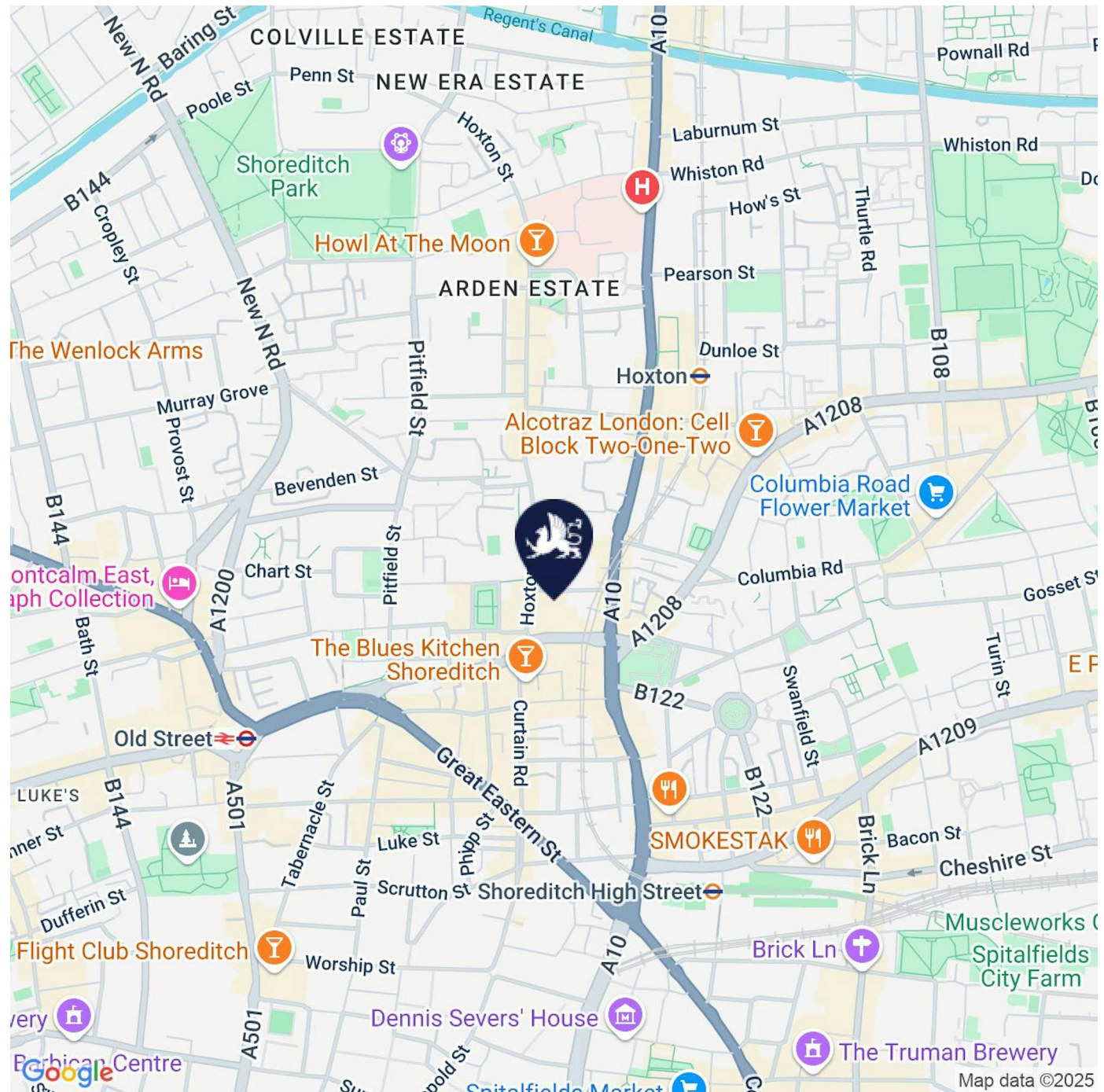
Shoreditch High Street 0.3 Miles



Old Street 0.4 Miles



Liverpool Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	1,423	132.20	Available

Rents, Rates & Charges

Price	Offers in the region of £695,000
Rates	£22,330 per annum
Service Charge	On application
VAT	On application
EPC	B

Viewing & Further Information



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