



**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](http://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



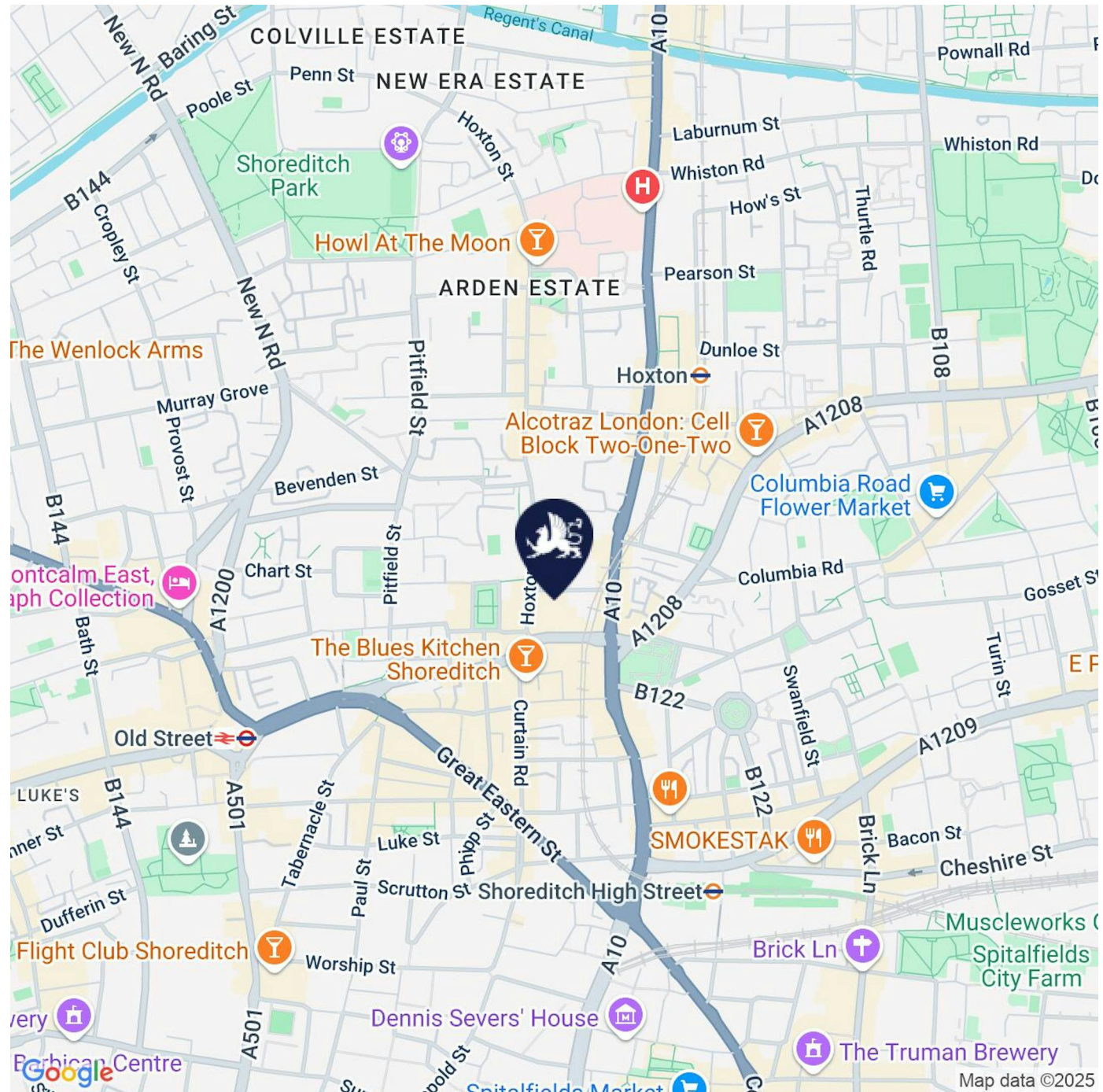
Shoreditch High Street 0.3 Miles



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



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 31/10/2025