



# TO LET / FOR SALE



## 117 Drysdale Street

N1 6ND

**Shoreditch studio  
available for sale or to  
let**

**1,800 sq ft  
(167.23 sq m)**

- Excellent ceiling height
- Timber flooring
- Ample WC and shower facilities
- Rare private garden
- Open plan
- Attractive glass frontage

# 117 Drysdale Street, London, N1 6ND

## Description

Comprising a self contained ground floor studio forming part of the popular TimberYard development on Drysdale Street.

The premises are open plan L shaped studio, with the benefit of a glazed frontage which provides an excellent branding platform for occupiers, whilst also allowing plenty of natural light into the studio.

The kitchen is located towards the middle of the space providing a unique break out area, the fit out comprises timber flooring, hung pendant lighting, fantastic floor to ceiling height, air conditioning and a private rear garden which has been landscaped with bamboo and offers a tranquil and sought after escape.

## Location

TimberYard is a modern purpose built mixed use development just off Hoxton Street and Kingsland Road, therefore being the perfect location to take full advantage of the amenities that Shoreditch has to offer such as the bars and restaurants of Hoxton Square, and the retail at Boxpark and Redchurch Lane.

Transport links are very good with Shoreditch High Street and Hoxton underground stations being close by and Old Street and Liverpool Street stations a 10 and 15 minute walk respectively.

## Specification

Private Garden

Timber flooring

Exposed concrete ceiling

Excellent ceiling height

Security Shutter

## Viewings

Via sole agents, Stirling Ackroyd

## Terms

Available for rent or for sale

NB – the adjoining unit of a similar size is also available to rent and it may be possible, subject to negotiation to combine the two units.



## Summary

Available Size	1,800 sq ft
Rent	£76,500 per annum
Price	Offers from £1,300,000 subject to contract and vacant possession
Business Rates	N/A
Service Charge	£3.50 per sq ft
EPC Rating	Upon Enquiry

## Viewing & Further Information



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