

TO LET

SELF-CONTAINED UNIT WITH PRIVATE PARKING



REAR UNIT, 51 COLNEY HATCH LANE, MUSWELL HILL, N10 1LJ

Located on the corner of Greenham Road, fronting Colney Hatch Lane and lying approximately two-thirds of a mile south of the A406 North Circular Road.

This self-contained unit is located to the rear of the main building.

There are 2 allocated parking spaces with the unit. From the parking area there are steps up to the entrance door, which opens directly into a corridor, from which there is a WC, and access to 2 rooms.

Viewings – strictly by appointment only

**RENT: £19,500 Per Annum, inclusive of service charge,
building insurance & utility bills (excluding gas & telephone)**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



Room one 18'6 x 15'8 (5.64m x 4.78m)

With a window & a roof light, and a door opening to;

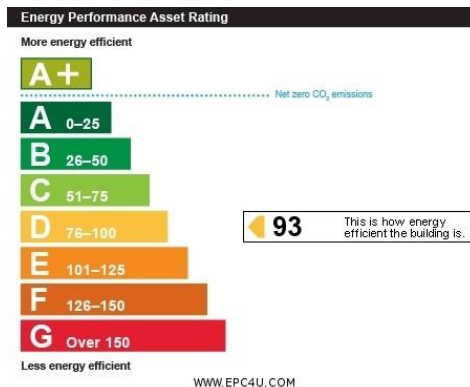
WC 4'8 x 3'3 (1.42m x 0.99m)

Room two

14'3 x 8' (4.34m x 2.44m)

With double aspect windows, fitted worktop & sink

**The Unit has a gross internal area of
Approximately 455ft² (42.27m²)**



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