



**KINGSLY ESTATE AGENTS**

**Commercial for Rent - £6,250 per month**

Station Road, Wood Green, London, N22 6UX



• EXCELLENT LOCATION • EMPTY • LONG TERM LEASE OPTIONS

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Description

The Jolly Anglers, located at Station Road, London, N22 6UX, is a well-known establishment in the heart of Wood Green. This property benefits from excellent transport links, a vibrant local community, and a bustling high street nearby.

Location

The location offers exceptional accessibility, with Wood Green Underground Station (Piccadilly Line) just a short walk away, providing quick connections to Central London, King's Cross, and Heathrow Airport. Alexandra Palace Railway Station is also nearby, offering National Rail services to Moorgate, Hertfordshire, and beyond. The property is conveniently situated near major roads, including the A105 and A406 (North Circular Road), ensuring easy connectivity to Greater London and key motorway routes such as the M1 and M25. Several bus routes serve the area, offering reliable transport links to Tottenham, Finsbury Park, and Enfield.

The surrounding area boasts a wide range of amenities. The Mall Wood Green, within walking distance, provides a variety of high-street retailers, supermarkets, and dining options. Alexandra Park & Palace, a popular venue for concerts, exhibitions, and outdoor recreation, is also close by. Additionally, the area offers cinemas, gyms, and numerous bars. Wood Green is known for its diverse mix of cafés, restaurants, and cultural venues, making it an attractive location for both residents and visitors.

