

**Lot 57, Mushroom House, 296 High Road, Wood Green, London,  
N22 8JA**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





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## Property Information

### Unique Commercial Opportunity

- Unique Live/Work premises situated within Woodside Park
- Grade II listed building with private garden of approx. 5,393 sq ft
- Of interest to owner occupiers
- May suit a cafe, bar or music venue (subject to consents)
- Ground floor commercial space with first floor residential use
- Approx. 66.33 sq m (714 sq ft)
- 0.5 miles from Wood Green Underground Station
- VAT free

#### Lot

57

#### Auction

30th October 2025

#### Vacant Possession

#### Status

Available

#### Sector

Cafe, Leisure

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles north of Central London

#### Roads

A503, A105

#### Rail

Wood Green Railway Station, Alexander Palace Railway Station, Bowes Park Railway Station

#### Air

London City Airport, London Heathrow Airport

### Situation

Wood Green is a busy and well-connected North London suburb. The area benefits from excellent transport links, including Wood Green Underground Station (Piccadilly Line) and Bowes Park train station, both of which provide direct access to Central London. The property is situated within Woodside Park, a popular public park with open ground, trees, a playground and a sensory garden. The property is accessed from High Road, the main retail area in Wood Green, with a mix of local cafes, restaurants and retailers.

### Tenure

Leasehold. Held from Haringey Council for a term of 99 years from 7th February 1994 at a current ground rent of £12,500 pa subject to 5 yearly reviews. Although no formal negotiations have been had between the current owner and Haringey Council with regard to extending the leasehold term, but it is our understanding that the council may be open to starting negotiations with the Buyer.

### Description

The property comprises a unique, round building providing two floors. The Mushroom House is a distinctive, Grade II-listed property located within Woodside Park. Despite its proximity to the bustling High Road, the property offers a secluded and quiet environment, surrounded by a private garden.

The property is currently used as a photography studio, and could be used for any small private business or for an outward-facing business such as a café or learning space, subject to the necessary consents.

The headlease permits the ground floor for commercial use and the upper parts as a residential flat for use by the tenants family or employees.

### VAT

VAT is not applicable to this lot.

### Viewings

There will be 2 x accompanied viewing days. If you would like to attend, please contact [alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk).

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Tenancy & Accommodation

Floor	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground			VACANT
First	33.07 33.26	(356) (358)	
Total	66.33	(714)	



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## Contacts

### Acuitus

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### Seller's Solicitors

**Nexa Law**  
40 Gracechurch Street  
London  
EC3V 0BT

**Robert McLean**  
0330 024 2420  
[robert.mclean@nexa.law](mailto:robert.mclean@nexa.law)

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