



For Sale

**Addison Avenue, N14
Asking price £630,000**

**** 3 BEDROOMS ** END OF TERRACE HOUSE ** SOUTHGATE ** VERY
LARGE RECEPTION & DINING ROOM ** MORNING / OFFICE ROOM **
USEABLE LOFT ROOM ** LARGE REAR GARDEN ** BRICK BUILT
STUDIO ** DOUBLE GLAZING ** EXCELLENT LOCATION FOR SCHOOLS
& TRANSPORT ** OFFERED ON A CHAIN FREE BASIS ****

PROPERTY MISDESCRIPTION ACT 1991

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*
tel: 020 8886 9462 Web: www.njestates.co.uk Email: info@njestates.co.uk



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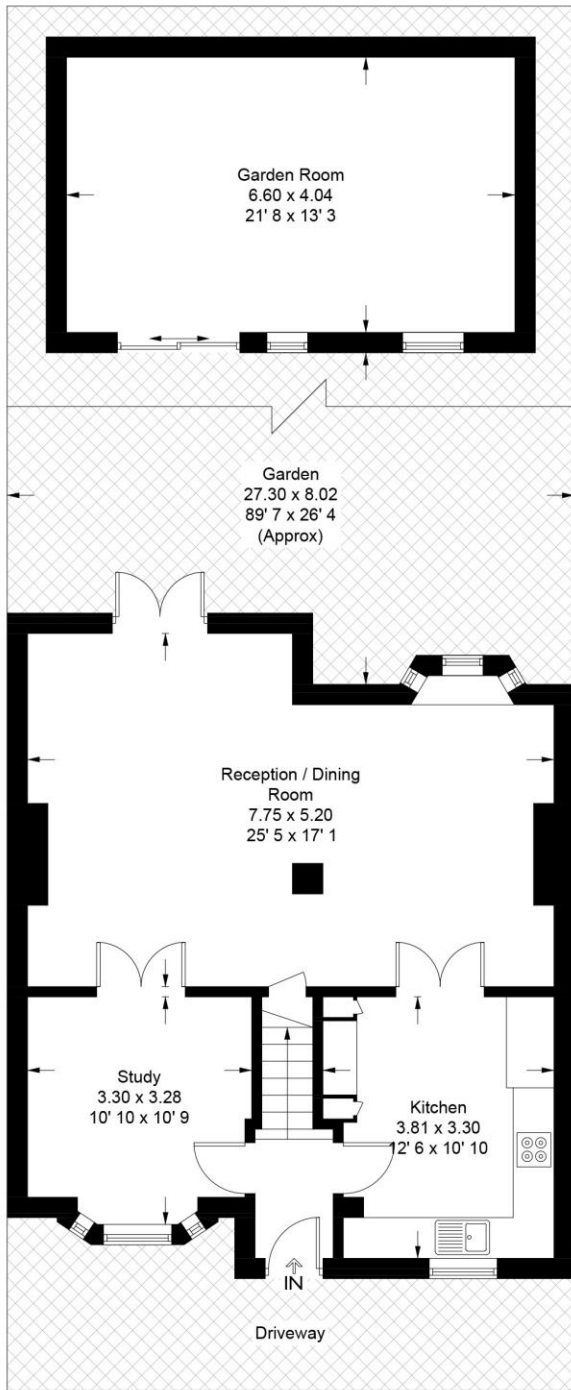
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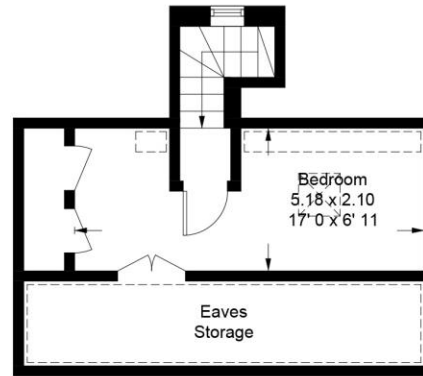
Addison Road

Approximate Gross Internal Area = 1420 sq ft / 132 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 84 sq ft / 7.8 sq m
 Garden Room = 300 sq ft / 27.9 sq m
 Total = 1804 sq ft / 167.7 sq m

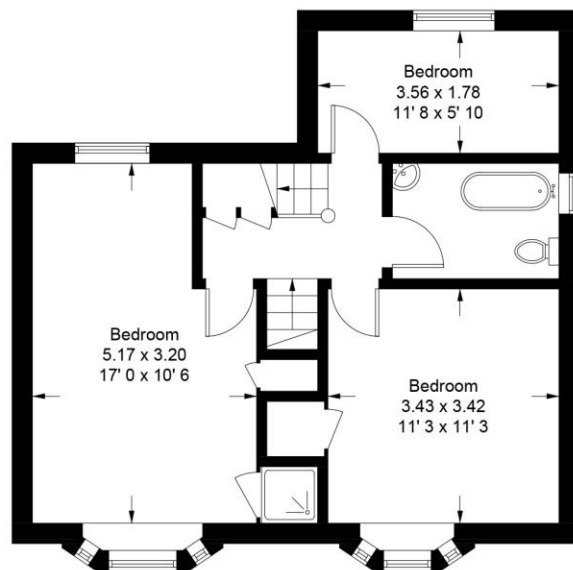


Ground Floor
725 sq ft / 67.4 sq m

= Reduced headroom below 1.5m / 5'0"



Second Floor
246 sq ft / 22.9 sq m
(Including Reduced Headroom / Eaves Storage)



First Floor
533 sq ft / 49.5 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in
 accordance with the current edition of the RICS Code of Measuring Practice

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