



For Sale

Grove Close, Southgate N14  
Asking price £279,999

A ground floor one bedroom apartment set within this historic block located in Southgate N14, this property benefits from, gas central heating, double glazing, large kitchen, spacious lounge and very large bedroom the property also offers ample storage throughout.

The property is located within 0.5 miles to Southgate tube station (Piccadilly Line) and 0.3 miles to Southgates main shopping centre. Further benefits are communal gardens off-street parking and a long lease of 175 years a MUST BE SEEN PROPERTY IDEAL FOR FIRST TIME BUYERS OR BUY TO LET (Potential rent & pound £900 - £1000pcm) OFFERED ON 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](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)



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](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)



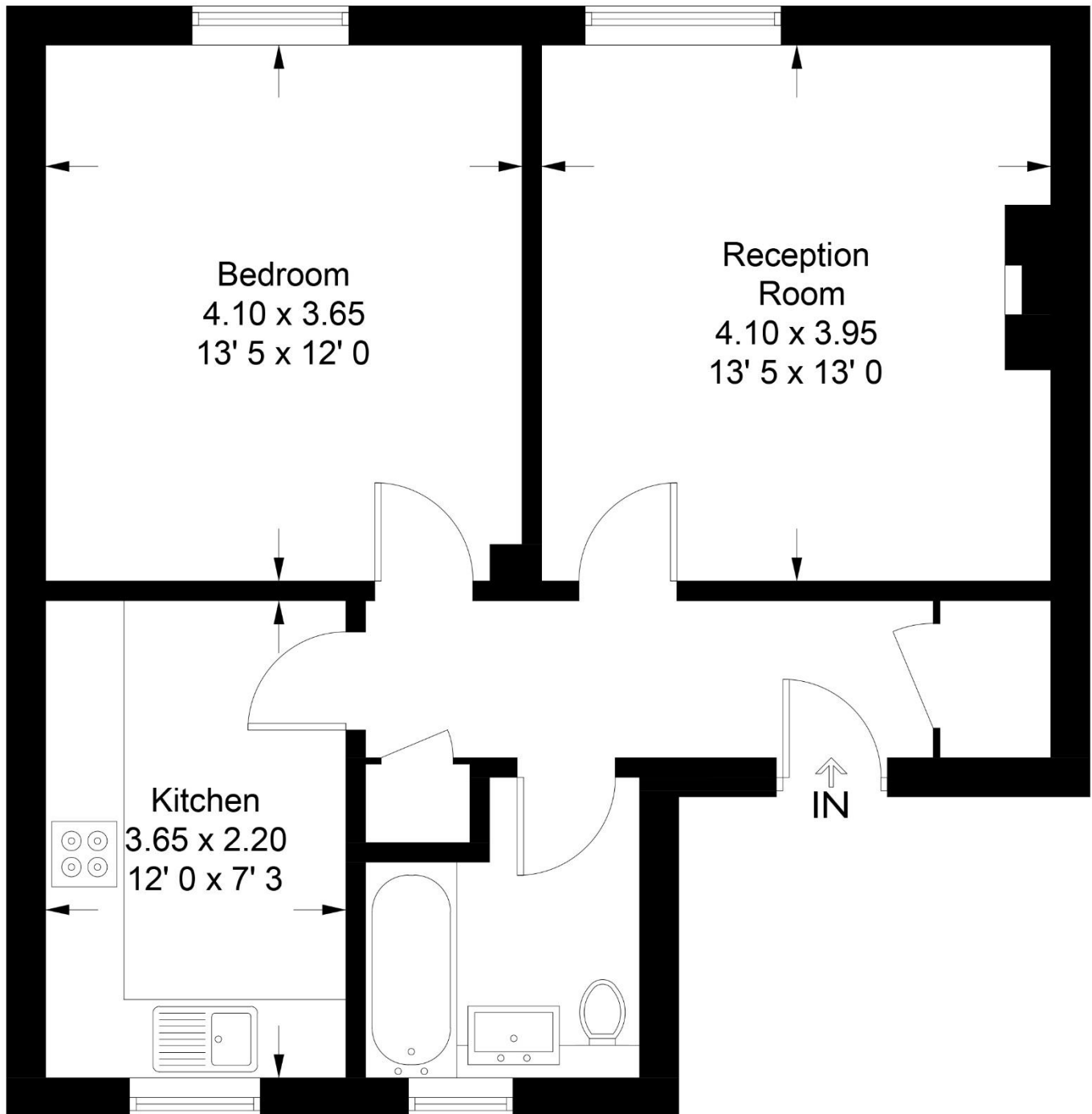
PROPERTY MISDESCRIPTION ACT 1991

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](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)

# Grove Close

Approximate Gross Internal Area = 591 sq ft / 54.9 sq m



## Ground Floor

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

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](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)