



**For Sale**  
**Leasehold**

**Oakwood Close, N14**  
**£320,000**

A two bedroom ground floor maisonette located in this quiet cul-de-sac location of Southgate & Oakwood borders. The property offers over 804sqft of living space and is excellently located within 0.7 miles to Oakwood Station Piccadilly Line and 0.6 miles to Southgate Station Piccadilly Line. The property consists of two double bedrooms, large spacious lounge with bay window, high ceilings and separate fitted kitchen and large 4 piece bathroom. The property is in need of internal modernisation but has just had new double glazed windows fitted externally the property offers allocated off street parking and communal gardens. Offered for sale chain free. **MUST BE SEEN! ONLINE VIEWING AVAILABLE!**

Leasehold term remaining 51 years  
Service Charge -£450 per annum  
Ground rent - £11.25 per quarter

**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.

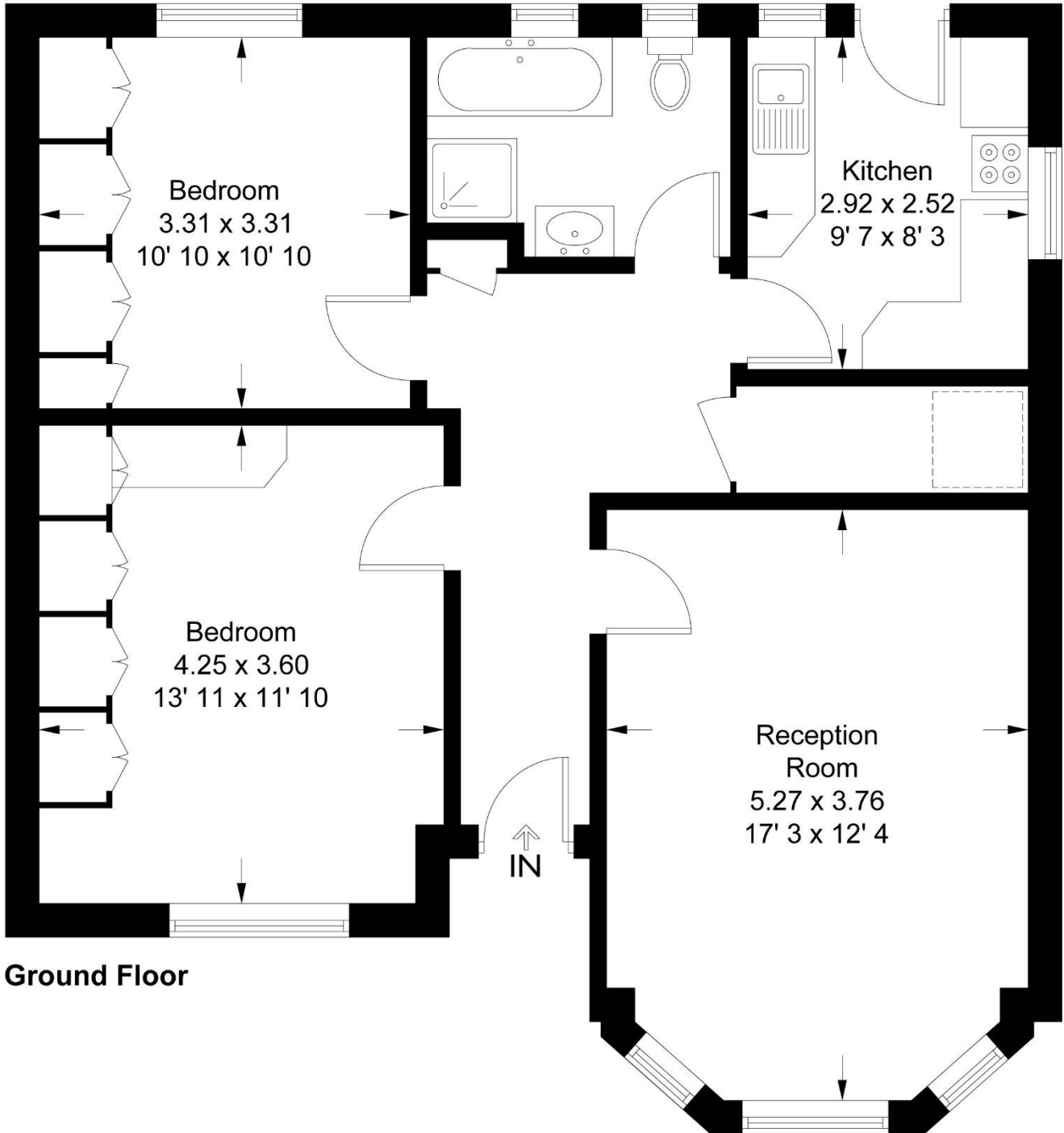
Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*  
tel: 020 8886 9462 Web: [www.njestates.co.uk](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)

# Oakwood Close

Approximate Gross Internal Area = 797 sq ft / 74 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 804 sq ft / 74.7 sq m



 = Reduced headroom below 1.5m / 5'0



**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

WHAT IS INCLUDED IN THE SALE.