



For Sale

**Stangate Lodge,
Houndsden Road, N21
Asking price £425,000**

**** 2 DOUBLE BEDROOMS ** GROUND FLOOR ** SOUGHT AFTER
LOCATION ** ** 850SQFT ** OWN GARAGE EN-BLOC ** LARGE
RECEPTION ROOM ** DOUBLE GLAZING ** GAS CENTRAL HEATING
** EXCELLENT LOCATION FOR SCHOOLS & TRANSPORT ** OFF-STREET
PARKING ** 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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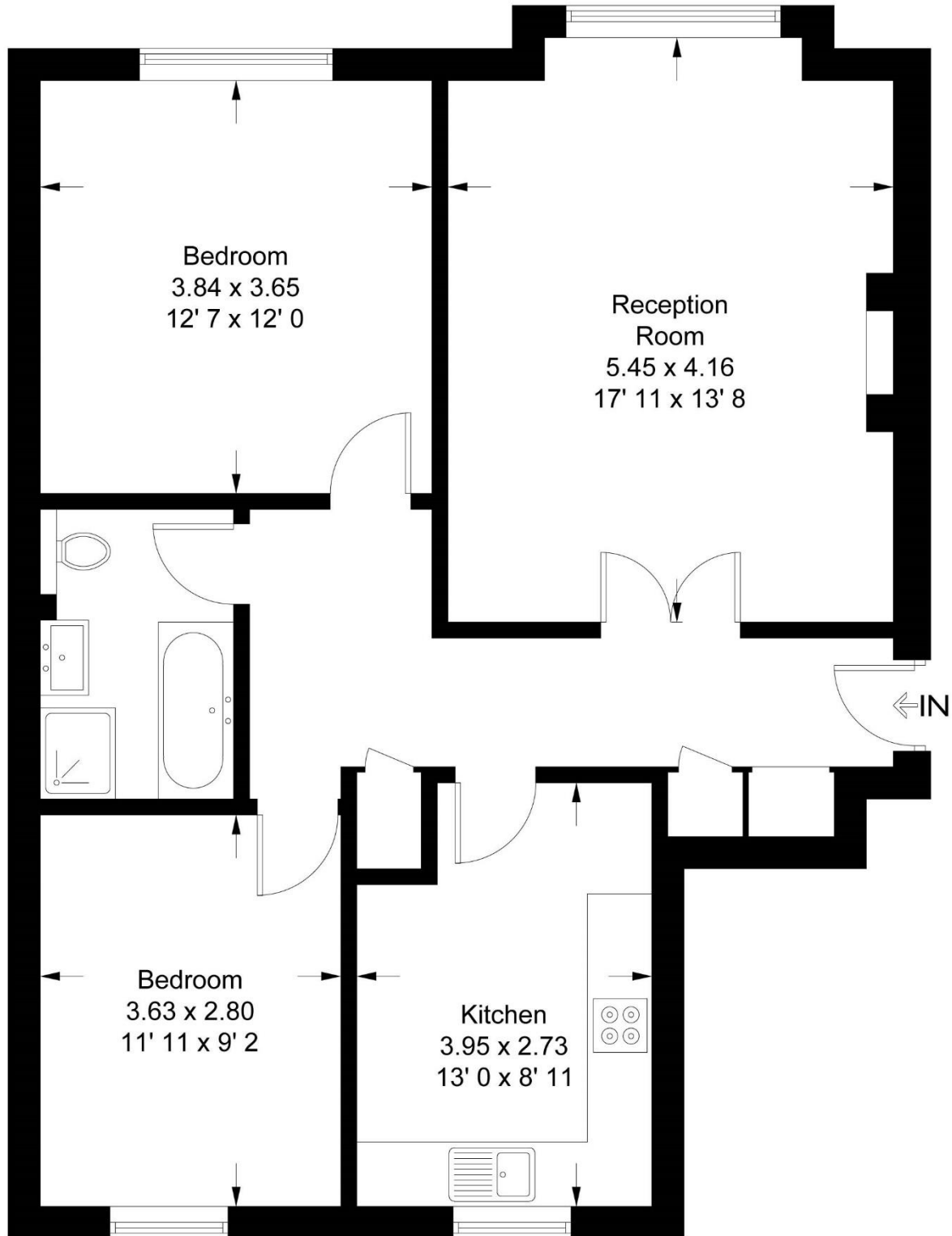
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Stangate Lodge

Approximate Gross Internal Area = 850 sq ft / 79 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

WHAT IS INCLUDED IN THE SALE.