



For Sale Leasehold

Fernwood Court, N14 Asking price £400,000

A two double bedroom, first floor flat located within this gated development and within a 5 minute walk to Southgate tube Station (Piccadilly Line) and all of Southgate's shopping amenities. This wonderful property has two double bedrooms, two bathrooms, separate fitted kitchen, secure entry - phone system and off-street parking. Offered on a chain free basis.

Service charge - £TBC

SHARE OF FREEHOLD

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Photography by: www.elijahk.co.uk

Driveway



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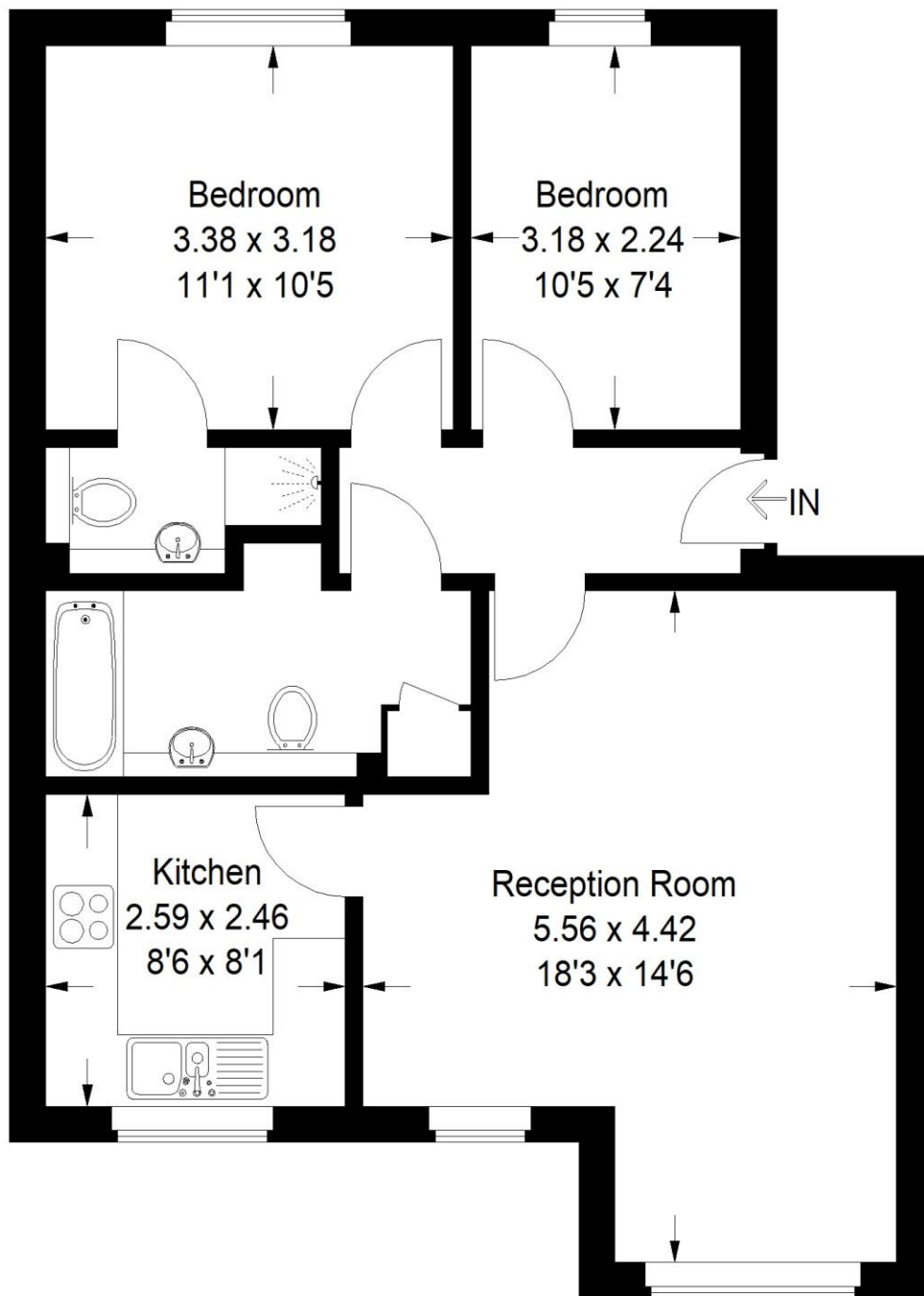
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Fernwood Court, Pickard Close, N14

Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



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Second Floor