



For Sale

Bramley Close, N14
Asking price £395,000

A first floor two bedroom maisonette excellently located within 0.5 miles to Cockfosters & Oakwood tube station (Piccadilly Line). This wonderful property which is situated in quiet cul-de-sac and benefits from two double bedrooms, large spacious lounge, solid oak wood floors, gas central heating, double glazing throughout, fully tiled 3 piece shower suite and a modern fitted kitchen. VIEWINGS HIGHLY ADVISED!

Ground rent £15 per annum

Service charge & Buildings Insurance - Approx £340 per annum

EPC RATING - C

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*
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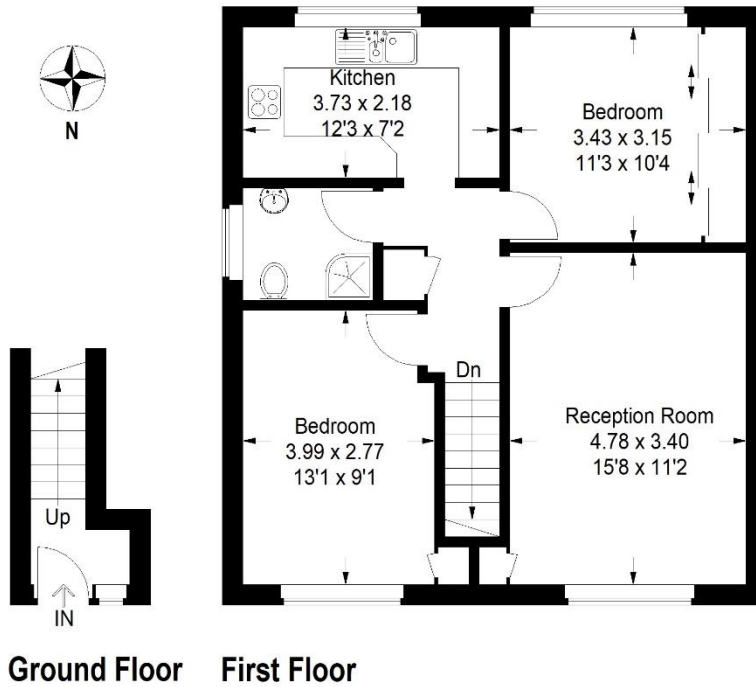
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Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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