



**For Sale
Leasehold**

**The Haven, N14
Asking price £285,000**

A bright & welcoming First Floor Flat. The property comprises of separate kitchen and bathroom situated on the 1st floor of a small well-kept block which benefits its own private balcony & communal gardens that is a stone's throw from Oakwood Underground Station (Piccadilly Line). The property is in good condition throughout and further benefits from additional storage via loft access. This flat would appeal to a first-time buyer or buy to let investors with an expected rental income of £14,400 per annum. OFFERED CHAIN FREE INTERNAL VIEWING HIGHLY ADVISED.

Leasehold - 96 years remaining. Service charge - £750 per annum (including building insurance)



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



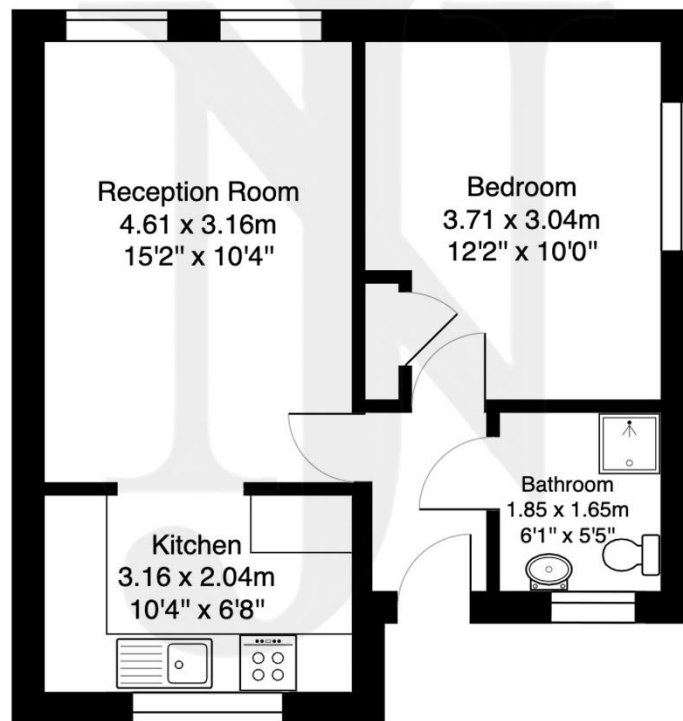
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The Haven- N14

Approx. Gross Internal Area 40 sq m / 431 sq f



FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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