



For Sale

**Grosvenor Court, N14
Asking price £365,000**

A ground floor two bedroom maisonette with its own garden located within this quiet cul-de sac. This wonderful property which is located 0.5 miles from Cockfosters & Oakwood tube station (Piccadilly Line), consists of two double bedrooms, own garden, gas central heating, double glazing throughout, 3 piece bath suite and a modern fitted kitchen with side access to the property. Offered on a chain free basis, further benefits are 182 years remaining on the lease. VIEWINGS HIGHLY ADVISED! Ground rent £150 per annum

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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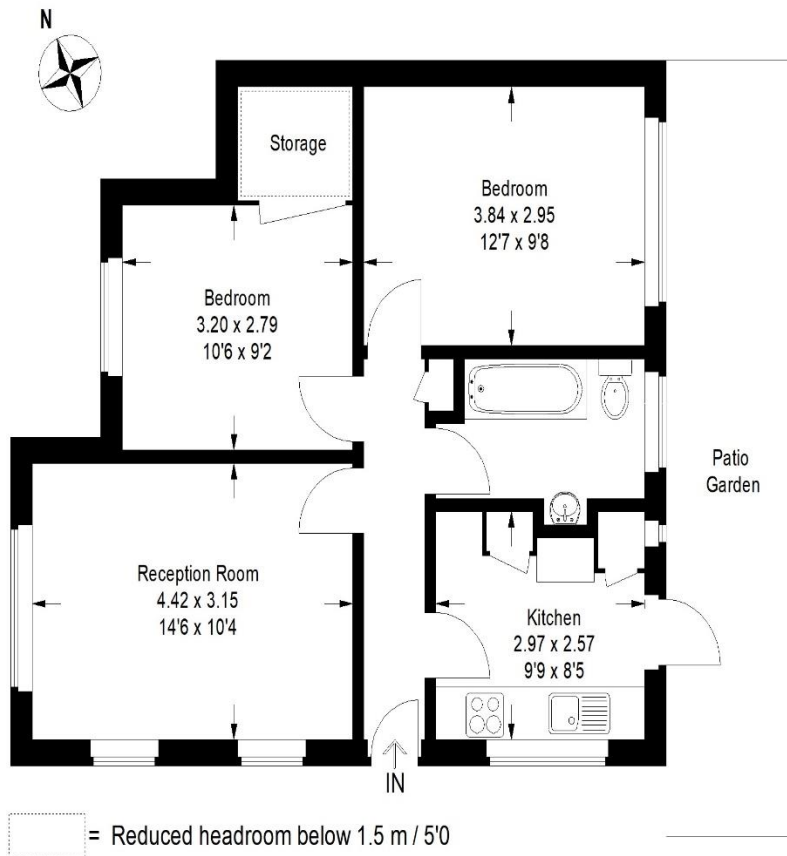
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Approximate Gross Internal Area = 56.1 sq m / 604 sq ft



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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