



**For Sale**  
**Leasehold**

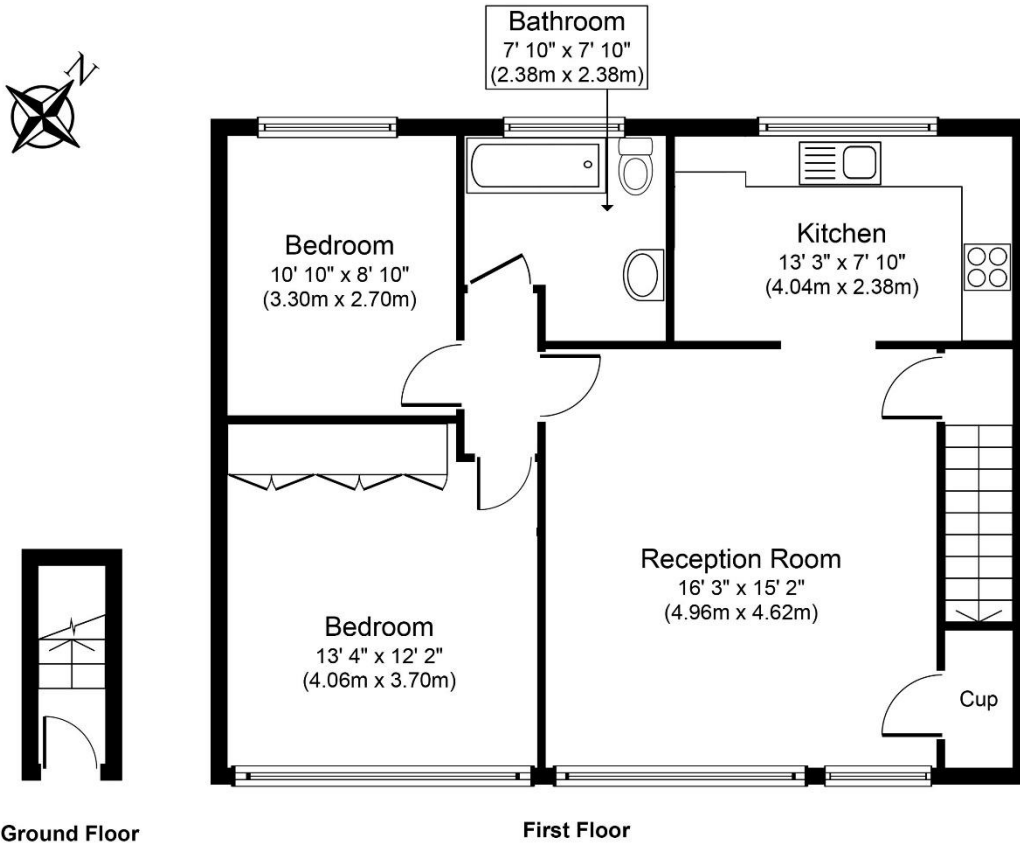
**High Street, N14**  
**£400,000**

A modern two bedroom first floor maisonette with garage excellently located within a 10 minute walk to Southgate tube station, shops and all amenities. This wonderful property offers 2 double bedrooms, large bright lounge, modern fully fitted kitchen, gas central heating, front door sensor lights, CCTV system, video entry phone and off-street parking. The property also comes with its own garage and own section of garden. **MUST BE SEEN!**

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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**Approx. Gross Internal Floor Area 780 sq. ft. / 72.52 sq. m.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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