



For Sale Leasehold

Ashmead, N14
£395,000

A ground floor two bedroom maisonette with own garden excellently located within 0.5 miles to Southgate & Oakwood tube station (Piccadilly Line). This wonderful property which is situated in quiet cul-de-sac benefits from two bedrooms, large spacious lounge with wooden floors, gas central heating, double glazing throughout, 3 piece bathroom and a modern fitted kitchen with direct access onto a very large private garden.

Offered on a chain free basis, the property has an amazing opportunity for scope for an extension (STPP) and also benefits from own garage. A must see property! VIEWINGS HIGHLY ADVISED!

Leasehold – 103 years remaining

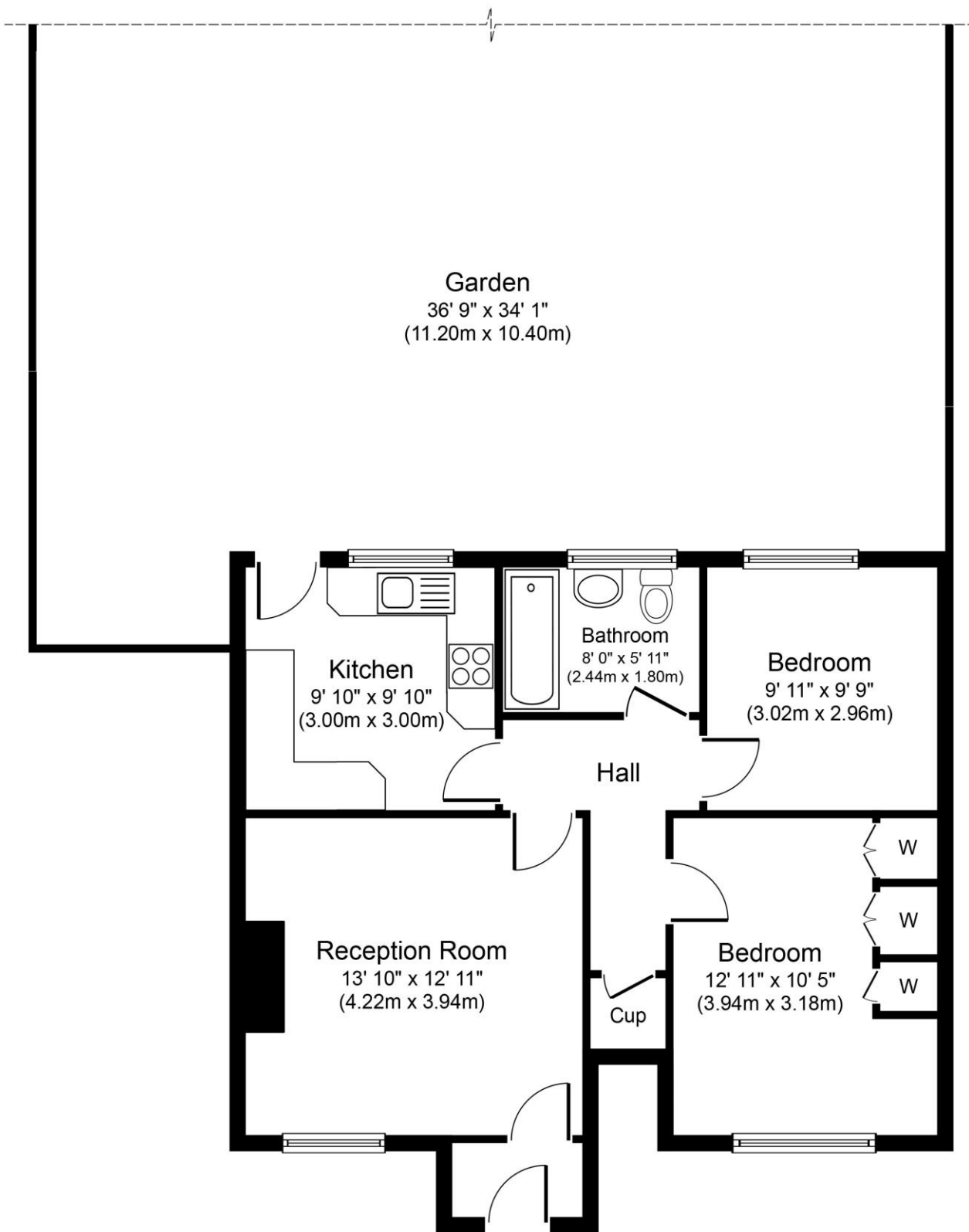
Service charges – NIL

Ground rent - £52 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.

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Approx. Gross Internal Floor Area 607 sq. ft. / 56.48 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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