



For Sale
Share of freehold

The Vineries, Oakwood, N14
Asking price £450,000

An amazing ground floor two bedroom maisonette with direct access onto its own garden excellently located within 0.5 miles to Southgate & Oakwood tube station (Piccadilly Line). This wonderful property was renovated not too long ago to a very high standard and is situated in quiet cul-de-sac. The property benefits from two double bedrooms, large spacious lounge with direct access onto its own garden, solid wood parquet flooring, gas central heating, double glazing throughout, modern three piece fully tiled bath suite and a fitted kitchen with also side access to the property. Further benefits are SHARE OF FREEHOLD with NO SERVICE CHARGES A must see property! VIEWINGS HIGHLY ADVISED!

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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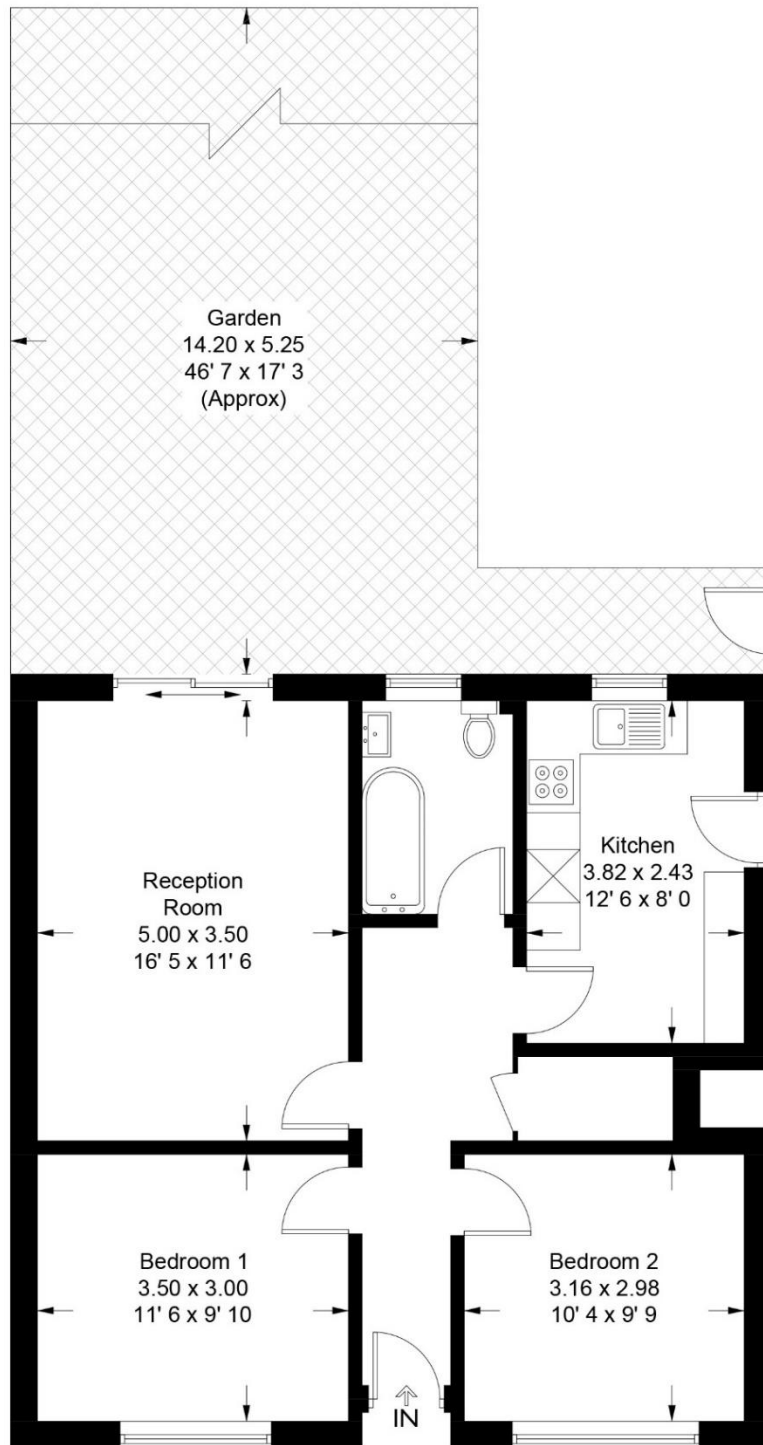
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The Vineries

Approximate Gross Internal Area = 704 sq ft / 65.4 sq m



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

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Council tax band: D / Enfield council / £1,695.84

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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