



**For Sale  
Freehold**

**The Fairway, N14  
Asking price £825,000**

A Four bedroom Mid- Terrace house excellently located to good schools and all of Southgate's shopping and transport amenities.

This wonderful property consists of a very large reception and diner, second reception room, four bedrooms, three bathrooms, walk-in wardrobe, rear garden with patio and brick built garden studio / outbuilding.

The property was refurbished approx 5 years ago and with a new modern plumbing system and electrics fitted and has been fully insulated externally with silicone rendering.

The property is well situated for access to several local primary and secondary schools and is located within a 10 -15 minute walk to both Southgate & Oakwood tube station (Piccadilly Line) and all of Southgate's shopping amenities. **MUST BE SEEN! OFFERED AS CHAIN FREE**

The property also benefits of good and ample storage with modern conveniences such as USB charging points, dimmer switches etc throughout the property. It also has the highest possible EPC rating of A+ with excellent insulation and low utility usage. This apartment in particular is private and separated in not being overlooked by any of the other properties or neighbours. The building is also very security enabled with two buzzer entry doors, CCTV and video entry systems

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](http://www.njestates.co.uk) Email: [info@njestates.co.uk](mailto:info@njestates.co.uk)











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
Address: The Fairway #14		

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# The Fairway- N14

Approximate Gross Internal Area 147.0 m<sup>2</sup> ... 1582 ft<sup>2</sup> (excluding garden, outbuilding)



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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