



NICHOLAS JAMES ESTATE AGENTS



**For Sale  
Leasehold**

**Aspen House, N21 1SZ  
Asking price £295,000**

Nicholas James is delighted to offer this fantastic ground floor, one bedroom flat with charming communal gardens located in a quiet cul-de-sac. Recently decorated throughout including a brand new tiled bathroom. This really well spaced property benefiting from double glazed windows, consists of a lounge that comfortably fits a dining table. The separate kitchen is practically designed for those who love to cook, and the bonus of a brand new three piece fully tiled bathroom. Added to all of the above is lots of storage room, by way of two large cupboards on the hallway. There is allocated parking and plenty of off road parking for visitors, making this a perfect purchase. An incredible opportunity for any first time/residential buyer or B2L investor. The property is situated on the ever popular Highlands Village which is within walking distance to some of the best schools in N21 and close to local transport links.

- Leasehold, Lease 125 years from 31 March 1995 (98 years remaining).
- Ground Rent £340 per annum
- Service Charge £995 Per year

**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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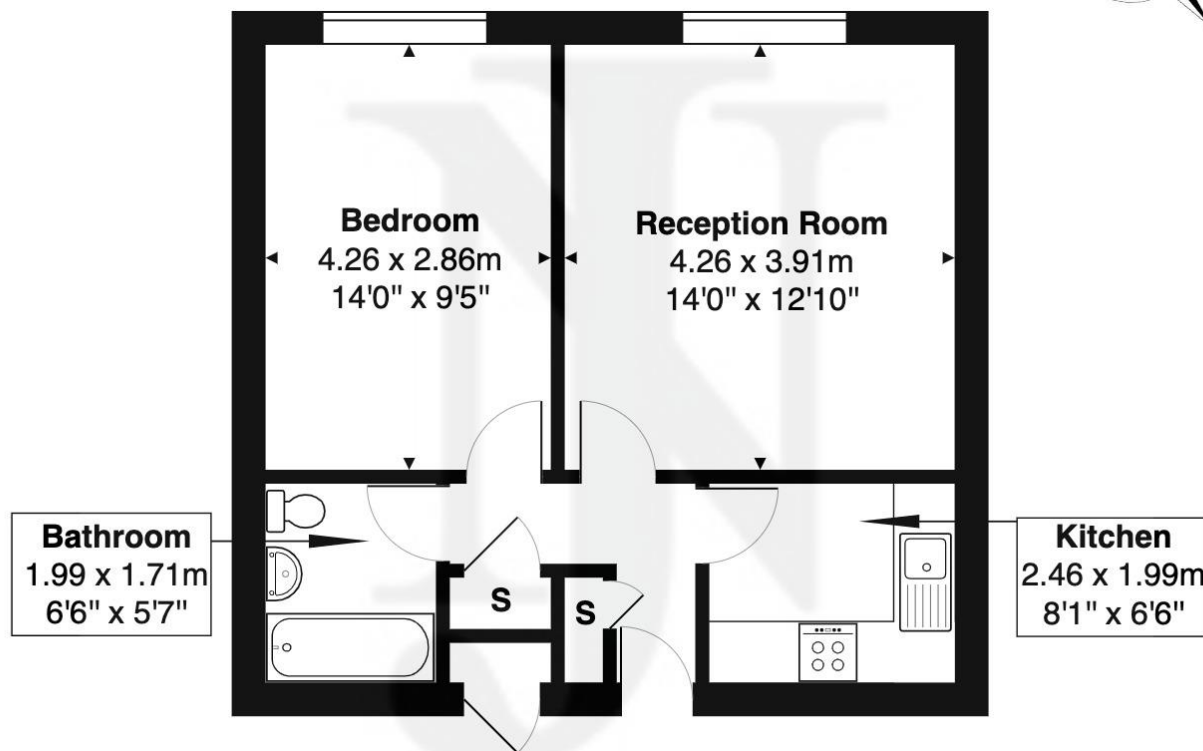
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# Aspen House- N21

Approximate Gross Internal Area 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



## GROUND FLOOR

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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