



For Sale Share of freehold

The Vineries, Oakwood, N14 Asking price £390,000

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 sliding door with direct access onto own garden, double glazing throughout, 3 piece shower suite and a modern fitted kitchen with also side access to the property. Offered on a chain free basis, the property has an amazing opportunity 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
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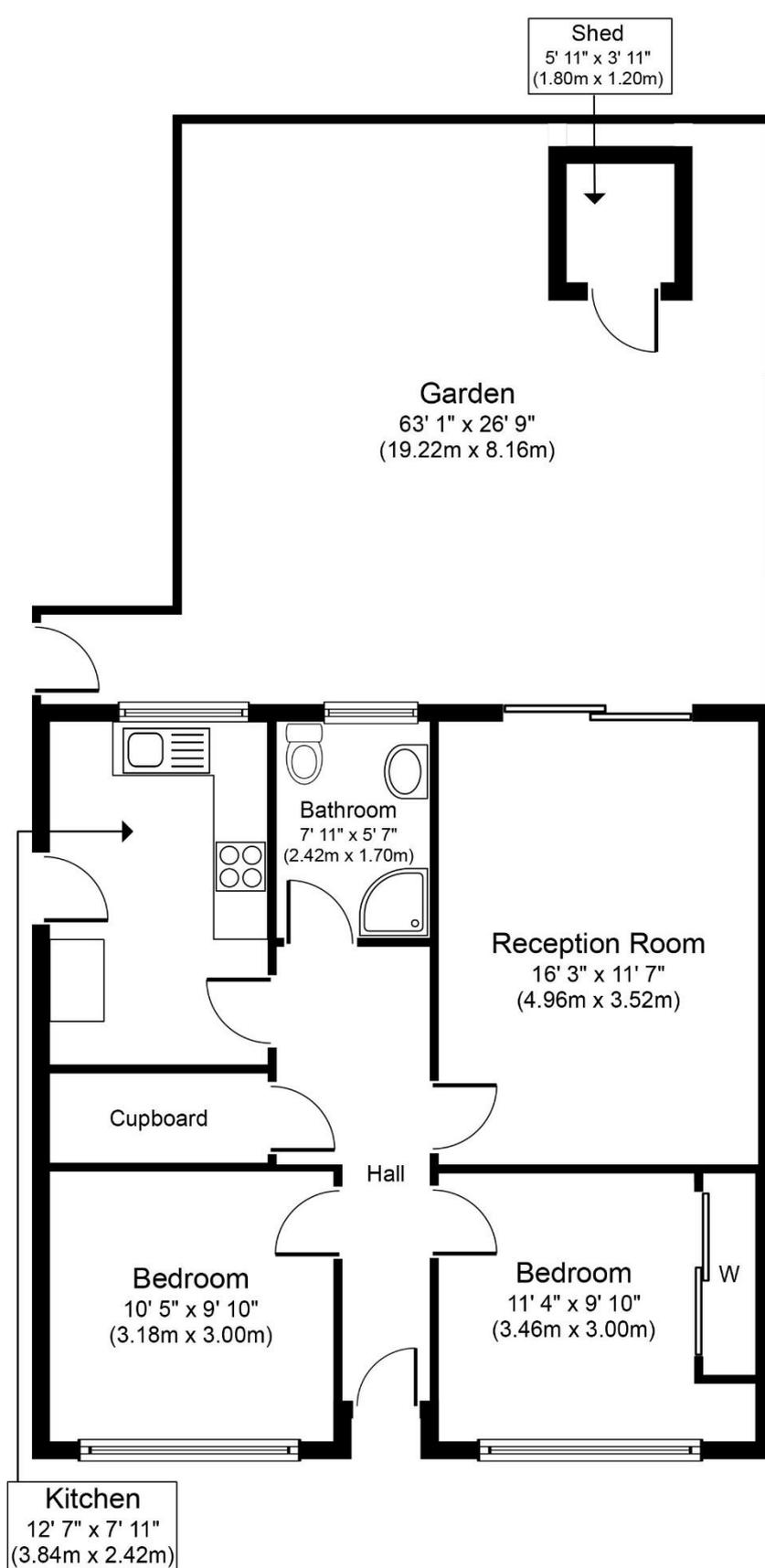
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Approx. Gross Internal Floor Area 654 sq. ft. (60.82 sq. m.)

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.