

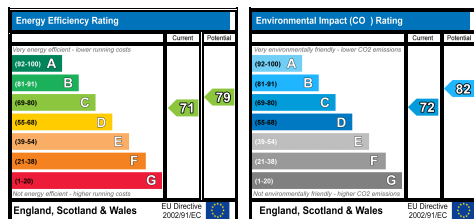
TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Grange Gardens, Southgate, N14



Jason Oliver Properties presents this well presented two double bedroom apartment with baclony situated on the second floor; The property benefits from video entry phone, lift, off street parking, walking distance to Southgate Tube station (Piccadilly Line), Groveland s Park and all Southgate s local amenities. The property is offered furnished and is available for viewing now.



£1,350 pcm

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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ENTRANCE HALL
Video entry phone, carpeted floor, storage cupboard.

LOUNGE
18'6" x 13'8" (5.64m x 4.17m)
Double glazed window to side aspect and balcony door to rear aspect.

BEDROOM ONE
14'3" x 12'1" (4.34m x 3.68m)
Double glazed window to front aspect, carpeted floor, wardrobes.

BEDROOM TWO
14'0" x 9'8" (4.27m x 2.95m)
Double glazed window to front aspect, carpeted floor.



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BATHROOM
Suite comprising panelled bath, hand was basin, low flush w.c, fully tiled walls and floor.

KITCHEN
11'4" x 8'2" (3.45m x 2.49m)
Range of wall and base units, stainless steel sink with mixer tap, washing machine, stainless steel oven, gas hob with extractor above, breakfast bar with stools, double glazed window to front aspect.

BALCONY
RESIDENTIAL PARKING
Allocated parking space

