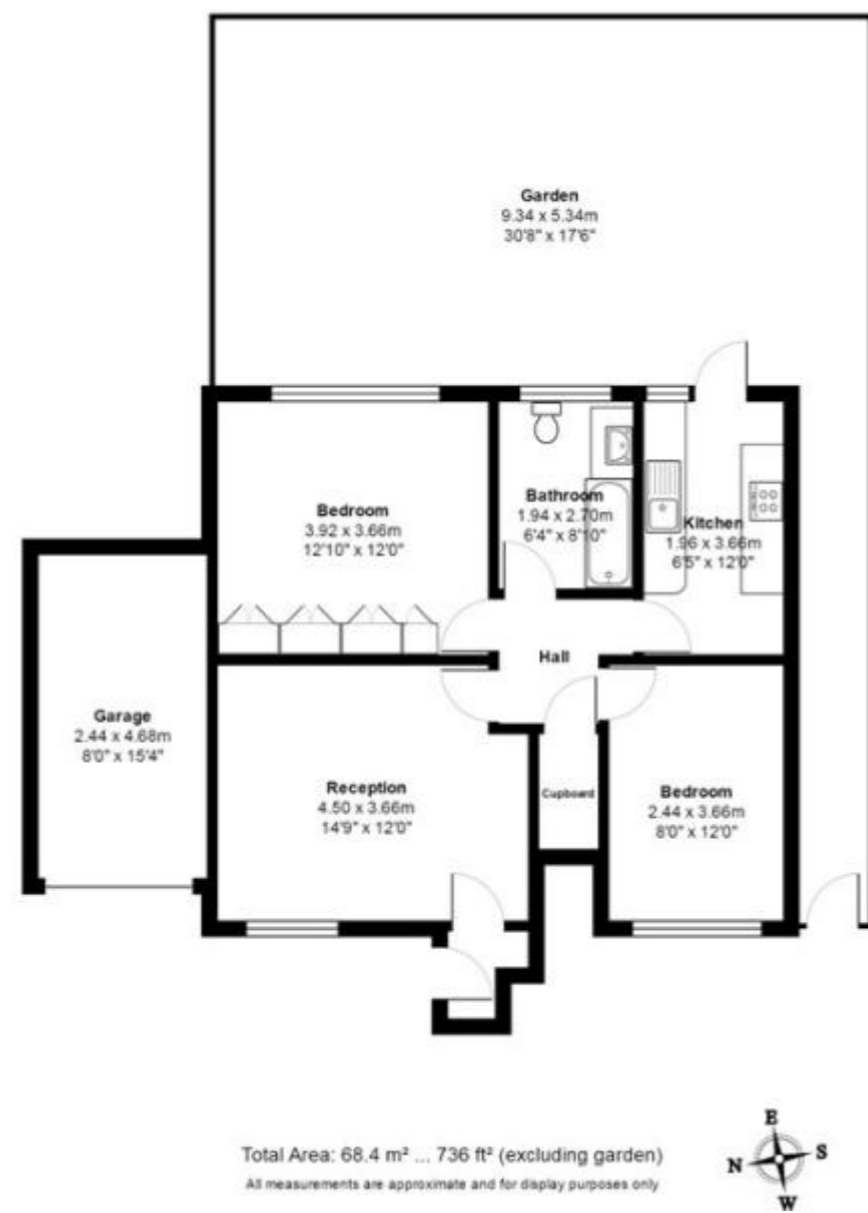
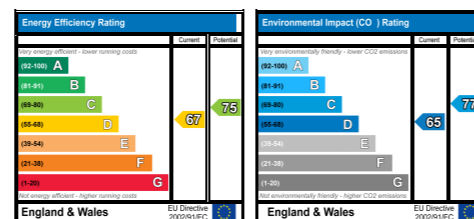


Avenue Road, Southgate, N14



Jason Oliver Properties are proud to present two bedroom ground floor garden maisonette located in this convenient position within easy reach of Southgate Tube Station (Piccadiy Line), bus links, restaurants and shopping centre. The property benefits from 2 bedrooms, reception room, hallway, kitchen, bathroom, own rear garden, garage with off street parking, over 900 years remaining lease, no service charges & peppercorn ground rent, gas central heating and double glazing throughout. Viewing highly recommended.



£395,000 Leasehold

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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Avenue Road, Southgate, N14

APPROACH / FRONT GARDEN

Approached via gate and path leading to front door surrounded lawn & mature plant and shrub boarder.

PORCH

Oak flooring

HALLWAY

Oak flooring, storage cupboard.

RECEPTION

14'8" x 12'8" (4.47m x 3.86m)
Double glazed window to front, oak flooring, radiator, TV & phone points.



KITCHEN

12'0" x 6'5" (3.66m x 1.96m)
Range of fitted wall and base units with worktop surfaces, stainless steel sink unit with mixer tap, fitted electric oven & gas hob with extractor hood above, plumbing for washing machine and dishwasher, oak flooring, tiled walls, double glazed window to rear with patio door to rear garden.

BEDROOM ONE

13'6" x 12'0" (4.11m x 3.66m)
Double glazed window to rear, range of fitted wardrobes, carpeted floor, radiator, TV & phone points.



BEDROOM TWO

12'9" x 8'0" (3.89m x 2.44m)
Double glazed window to front, laminate flooring, radiator, (currently used as a dining room).



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BATHROOM

9'5" x 6'3" (2.87m x 1.91m)
Suite comprising of panelled bath with shower attachment, wash hand basin over storage unit, low flush w.c., towel rail, Part tiled walls, tiled floor, storage cupboards, double glazed window to rear exterior.

REAR GARDEN

25'0" x 0'0" (7.62m x 0.00m)
Approx. 25ft, patio area.

GARAGE

Single garage with off street parking.

LEASE REMAINING

Over 900 years

SERVICE CHARGES

None

GROUND RENT

£25 per annum

