



**** IDEAL INVESTMENT/ FIRST PURCHASE ** ONE BEDROOM FIRST FLOOR PURPOSE-BUILT FLAT LOCATED CLOSE TO ALL AMENITIES.** The newly decorated double-glazed accommodation comprises entry-phone access to a lobby area, stairs leading up to the first-floor landing, a front door opening to an inner hallway, a storage cupboard, a large lounge/reception, an adjacent fitted kitchen, and a double bedroom with fitted wardrobes. **** LONG LEASE - CHAIN FREE **** N.B. The building is currently undergoing an exciting development, with an additional floor being created. As part of this project, the roof covering is being replaced at no additional cost to the buyer.

Grovebury Court, Chase Road, Southgate,, London, N14 4JR

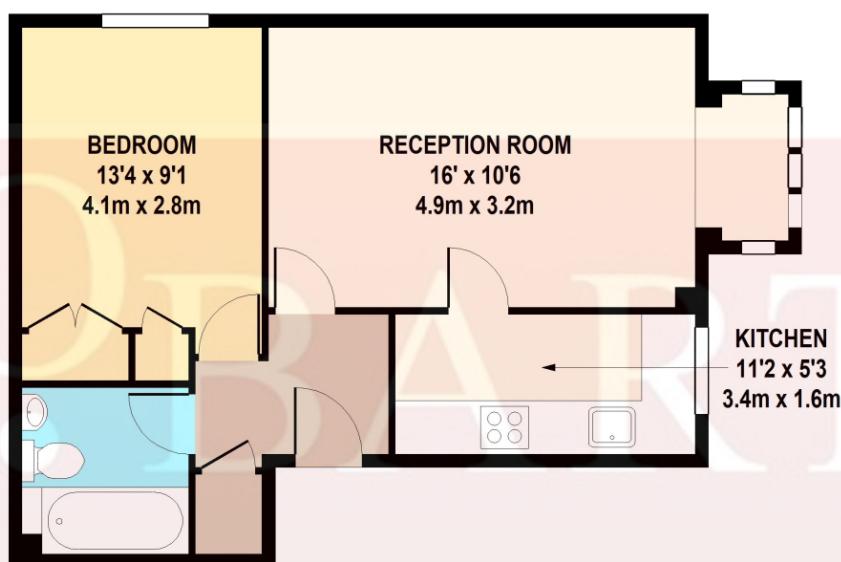
£285,000 | Leasehold

HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- First-Floor Security
- Large Lounge/Reception Room
- Double-Glazing
- Double Bedroom
- Off Street Parking
- Long Lease
- Fitted Wardrobes to Bedroom
- Entry-Phone Access
- Close to Tube (30 Mins /City/West End)
- Separate Fitted Kitchen
- Close to Shops/Schools/Transport



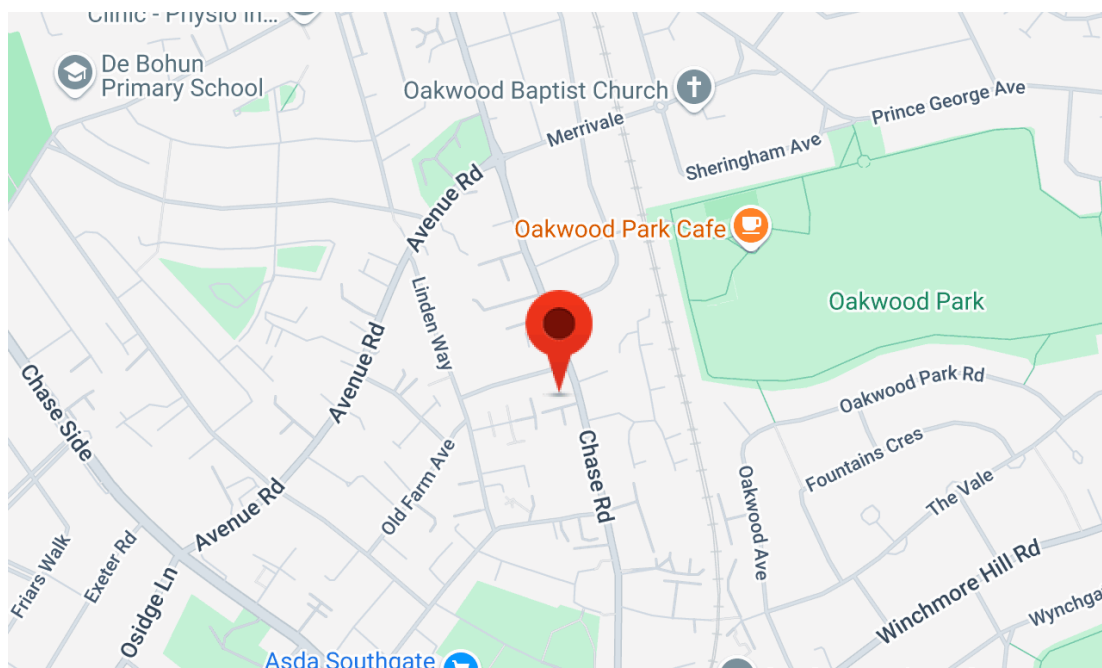
FIRST FLOOR

GROVEBURY COURT
TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 73 | 78 |
| EU Directive 2002/91/EC | | | |

Address: Grovebury Court, N14

Tenure:
Leasehold

Ground Rent:
250 pa

Service Charges:
1500 pa

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

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www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.