

FOR SALE



The Mall, Southgate, London, N14
£1,200,000 Freehold

Anthony Webb
ESTATE AGENTS

The Mall, Southgate, London, N14

BEAUTIFUL PERIOD HOME A FEW MINUTES WALK TO SOUTHGATE GREEN. A six bedroom Edwardian linked semi-detached house offering over 2000 sq ft of well appointed living space across three original floors. The property is located in one of the most sought after roads in Southgate within a few minutes walk of Southgate Green and easy reach of Southgate underground station. Both Walkers and St Monica's primary schools are also within easy walking distance. The property benefits from a stain glass porch opening via double doors to a spacious hallway with the original parquet floor, a living room with original ceiling features, high skirting boards and large bay window, a dining room with working fireplace, an extended modern kitchen/diner, a conservatory/utility room and guest cloakroom. The first floor offers a master bedroom with an en-suite bathroom, three further bedrooms and a modern shower room and separate w.c. The second floor consists of two further double bedrooms and a bathroom. Further benefits include gas central heating, off street parking and a wonderful 125ft mature South facing rear garden.

- Six bedrooms
- Edwardian Semi-detached house
- Two spacious receptions
- Modern kitchen/diner
- Conservatory
- Three bath/shower rooms
- Desirable location
- 125ft South facing garden



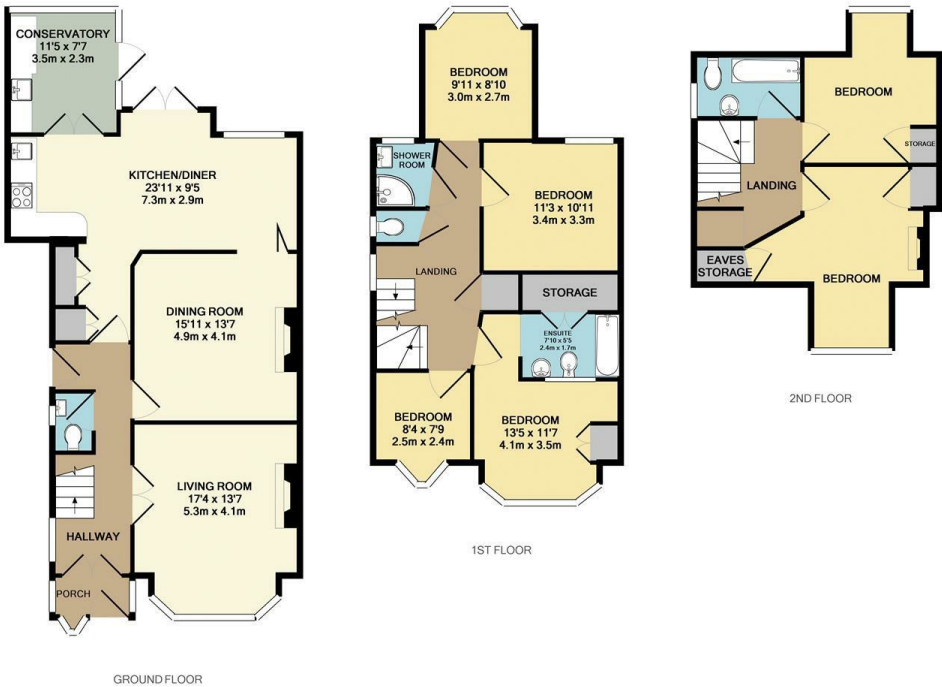


The Mall
Southgate
London
N14 6LP

Tenure: Freehold
Gross Internal Area: 2034.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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