

Cannon Hill
Southgate, London, N14 7HD
£2,250,000 Freehold

STATONS

Tel: 020 8440 9797
Email: hadley@statons.com
Bedrooms 5 | Bathrooms 4 | Receptions 3





14 Cannon Hill
Southgate, London
N14 7HD



We are proud to present for sale this stunning Edwardian detached family home which offers a wealth of original features including fireplaces, stained glass, cornices, and wonderful high ceilings, all combined with quality fittings to make this a fine family home.

The ground floor accommodation benefits from a welcoming reception hallway with original mosaic tiled floor leading to well-proportioned reception rooms including lounge, dining room, study, modern fitted kitchen leading into the family room with a separate utility room and a shower room.

The first floor accommodation boasts a beautiful stained glass window on the landing, and a master bedroom suite with an en-suite shower room, three further double bedrooms, and a family bathroom.

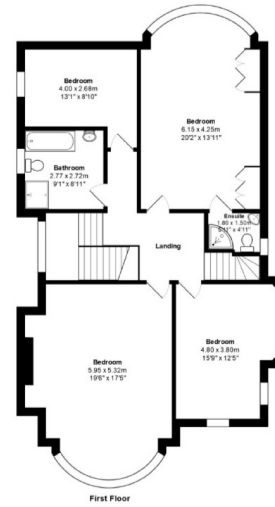
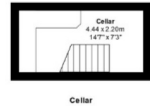
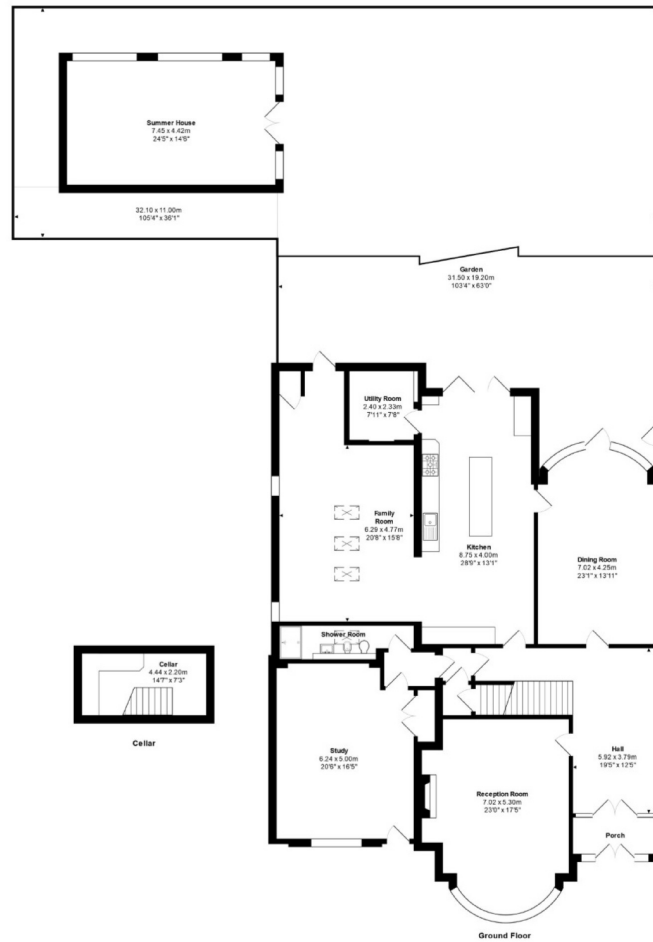
A further staircase leads to the second floor and bedroom five with Juliet balcony overlooking the rear garden and en suite shower room.

The private mature rear garden is L shaped and mainly laid to lawn with a paved patio providing ideal outdoor entertaining space along with a versatile Summer House.

Approach:- The property is accessed via a wrought iron electronic security gated entrance which leads onto a block paved driveway offering off street parking for numerous vehicles. From the driveway there is a further gate which provides access to the rear garden via a generous side access.

Location:- The property is situated within the Southgate Green conservation area close to Cannon Hill Parade with a variety of shops and restaurants. Other benefits nearby include Broomfield and Grovelands parks and open spaces and highly sought after primary and secondary schools. Southgate underground station on the Piccadilly line and Palmers Green station(trains to Moorgate) are both just under a mile away offering access into central London.





Total Area: 415.5 m² / 4473 ft² (excluding balcony, eaves storage, summer house, garden)

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Best energy efficient - lower running costs			Most environmentally friendly - lower CO ₂ emissions		
(95-100) A			(10-100) A		
(80-95) B			(10-100) B		
(65-80) C			(10-100) C		
(50-65) D			(10-100) D		
(35-50) E			(10-100) E		
(20-35) F			(10-100) F		
(1-20) G			(10-100) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Park
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com