



**SOUTH POINT**  
HOUSE



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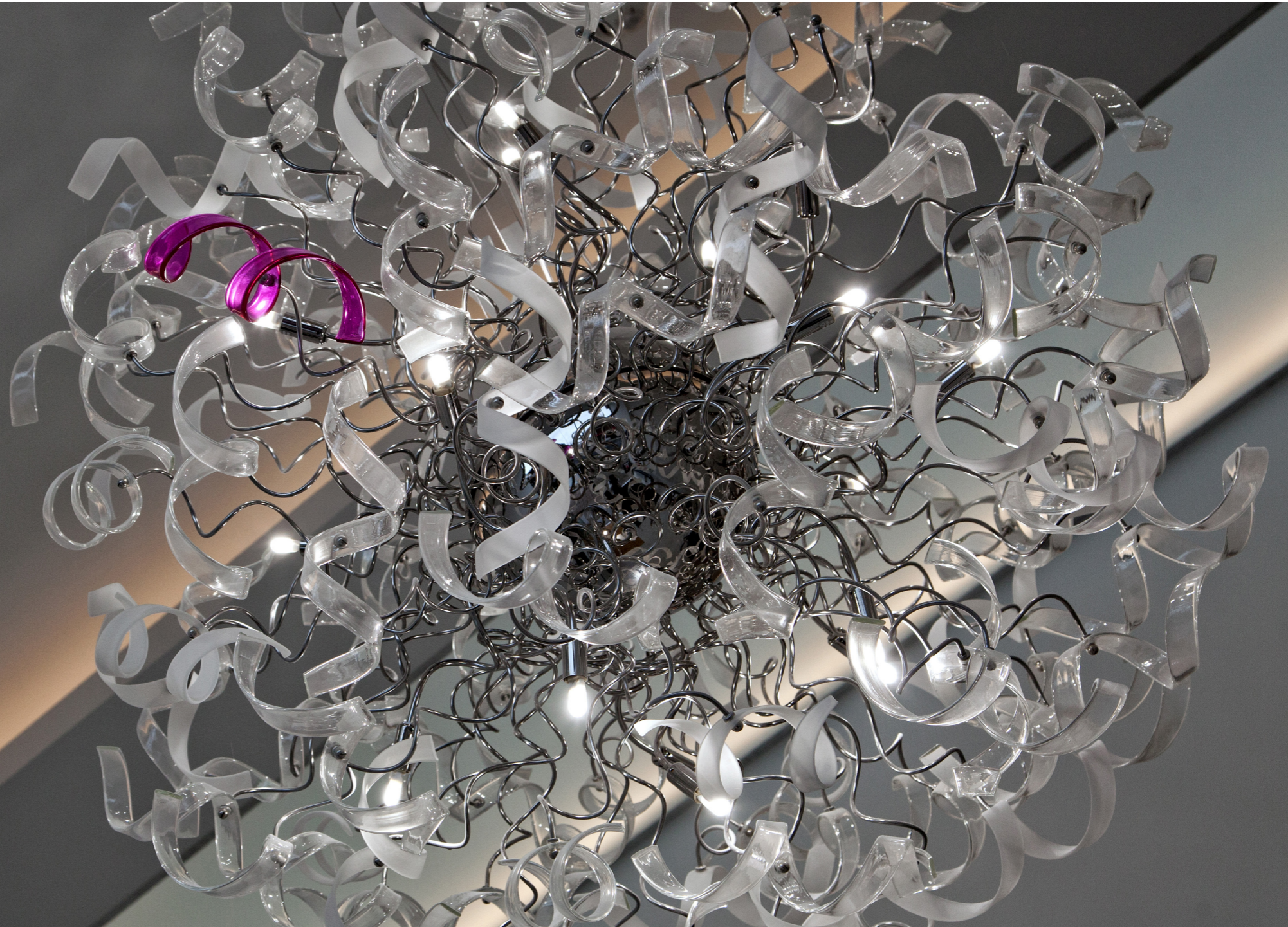
A modern complex of 34 new build luxury flats situated in the heart of Southgate.





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LIGHTING UP SOUTHGATE





## DESCRIPTION

South Point House is perfectly located with an excellent local transport system. Southgate underground station (Piccadilly Line, Zone 4) is a stone's throw away from the development, providing fast access into Central London and the City. A bus station and taxi rank are moments away for further transport links. The vibrant High Street offers a selection of restaurants, supermarkets, banks and independent coffee, health & beauty shops to choose from at your doorstep.

CHOOSE SOUTH POINT HOUSE TO ENJOY MODERN LONDON LIVING IN A PREMIUM LOCATION.





# ALL IN A DAY

TIME TO WAKE UP

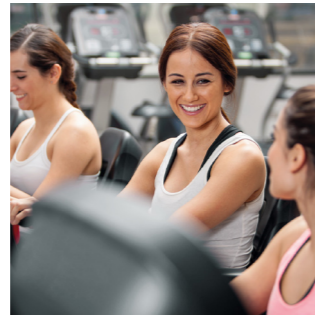
**HARRIS +  
HOOLE**



8 AM

FEEL GOOD

**SOUTHGATE  
LEISURE CENTRE**



11 AM

LUNCHING

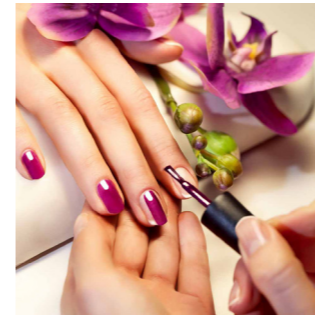
**PIZZA  
EXPRESS**



1 PM

SPOIL YOURSELF

**THE ALCHEMIST  
CLINIC**



3 PM

DINNER TIME

**GREEN'S  
STEAKHOUSE**



6 PM

NIGHT OWL

**PICCADILLY  
CIRCUS**



9 PM

# SPECIFICATION

## General:

- > Solid walnut doors to entrance
- > Engineered oak wood flooring throughout
- > Coffered LED ceilings
- > Illuminated door numbers
- > TV/WIFI points
- > Sky dish facilities
- > Flush radiators
- > Internal lift to all floors
- > Available for renting furnished or unfurnished

## Lobby:

- > Seamless glass entrance with electric sliding door and fob access
- > Marbled walls
- > Coffered LED ceiling
- > Designer lighting

## Kitchen:

- > Integrated Siemens appliances including the following:
  - Induction hob
  - Single oven
  - Microwave
  - Integrated fridge freezer
  - Integrated dishwasher
  - Integrated washer/ dryer
  - Concealed extractor fan
- > Italian finished high gloss bespoke fitted kitchen
- > Coffered LED ceilings
- > Unistone Grigio polished worktops

## Bedroom:

- > Bespoke blinds
- > Bespoke fitted wardrobes with integrated drawers
- > Wiring points for internet
- > TV points
- > Luxury carpets

## Bathrooms & En-suites:

- > Underfloor heating
- > Mirrored cabinets with inbuilt sensor lights
- > Shaving sockets
- > Chrome heated towel rails
- > Built in baths

## Security:

- > Video entry intercom system.
- > 24hr CCTV security cameras
- > Parking spaces available at request





## CONTACT

For further information and to request a viewing,  
please contact Abbeyway Estates

020 8920 7910

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