



The Mall, Southgate, London, N14
Offers In Excess Of £1,000,000 Freehold

Anthony Webb
ESTATE AGENTS

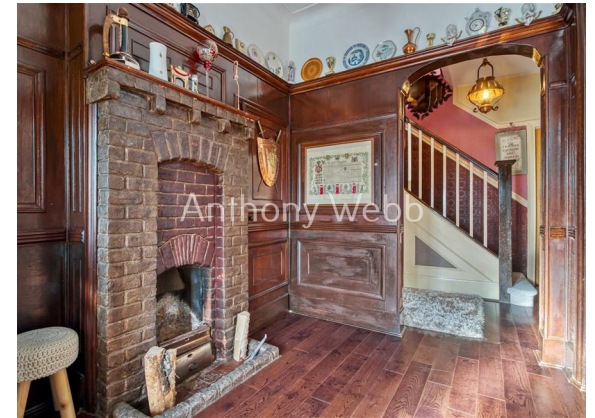
The Mall, Southgate, London, N14

This chain free, spacious semi-detached family home on The Mall boasts five bedrooms, three receptions, and a self-contained studio at the rear, spanning over 3000 sq ft across three floors. Its prime location in Southgate offers convenience to Cannon Hills' amenities, including shops, restaurants, and the Cherry Tree pub. With proximity to Southgate Underground Station (Piccadilly Line) and nearby parks like Grovelands and Broomfield, it's well-suited for families. Additionally, Walkers and St Monica's primary schools are a short walk away.

Inside, an impressive period entrance hallway with a fireplace sets the tone, complemented by a guest w.c. The property features three spacious receptions with fireplaces, an extended modern kitchen, a conservatory, and an extended utility/office with separate access. The first floor houses four bedrooms and a family bath/shower room with a separate wc. The converted loft offers an additional double bedroom with an en-suite shower room. Outside, the property includes off-street parking for three cars, a well-maintained 100ft x 30ft rear garden with a garden conservatory, and an additional outbuilding.

This property falls under Enfield Council Tax Band G.

- five bedrooms
- Semi-detached family home
- Three receptions
- Extended kitchen/diner
- Two bath/shower rooms
- Utility/office space
- Self contained studio to rear
- Conservatory
- Off street parking
- Rear garden





The Mall Southgate London N14 6LL

Tenure: Freehold
Gross Internal Area: 3132.00 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (17-38) F | | | |
| (1-20) 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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (17-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate gross internal area
291.00 sq m / 3132 sq ft



This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

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ESTATE AGENTS