



Waggon Mews, Southgate, N14

Offers In Excess Of £450,000

# Waggon Mews, Southgate, N14



## Description

**\*\*UNIQUE PROPERTY FOR SALE\*\*** Homelink are delighted to be the vendors chosen sole agents in presenting for sale this lovely two bedroom house.

Built in the 1990's, the property is just one of four houses in a small development behind gates on a Private road set just off Chase Side and in the heart of Southgate. Features include two double bedrooms, balcony, fitted kitchen, separate lounge and ground floor bathroom suite. To the rear, there is a small courtyard garden. To the front there parking (unallocated) behind gates. Other benefits include, ample storage, double glazing and gas central heating.

Located close to some very Good and Outstanding Ofsted rated schools, Southgate underground, Asda opposite, as well as local independent retail shops, cafes and restaurants.

This is ideal for either first time buyers or investors (current rent is £1750 pcm) as the property can also be sold with full vacant possession. To arrange an internal inspection of this house, call and speak with one of our friendly sales team. Early viewings recommended.

Tenure: Freehold  
Enfield C/Tax Band - E

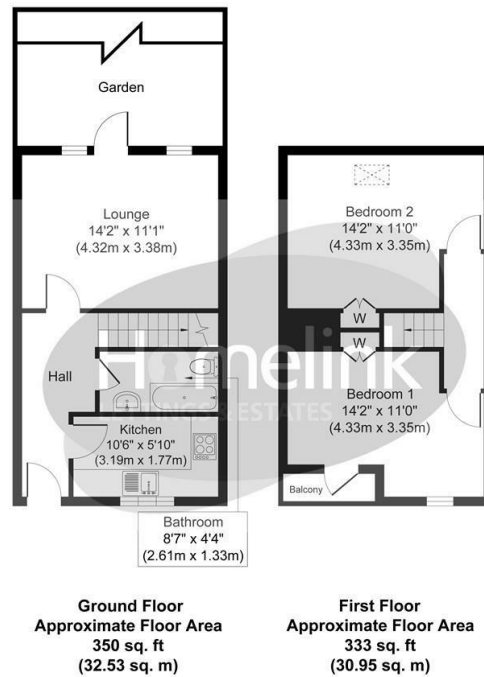
\*AGENTS NOTE: Photos depicted were take before current tenants occupation.

- Two Bedroom House
- Private Gated Development
- Own Rear Garden
- Fitted Kitchen
- Gas C/H + D/Glazing
- Catchment of Local Schools
- Great Local Shopping Amenities
- Close to Underground and Bus Stations
- Freehold
- Chain Free





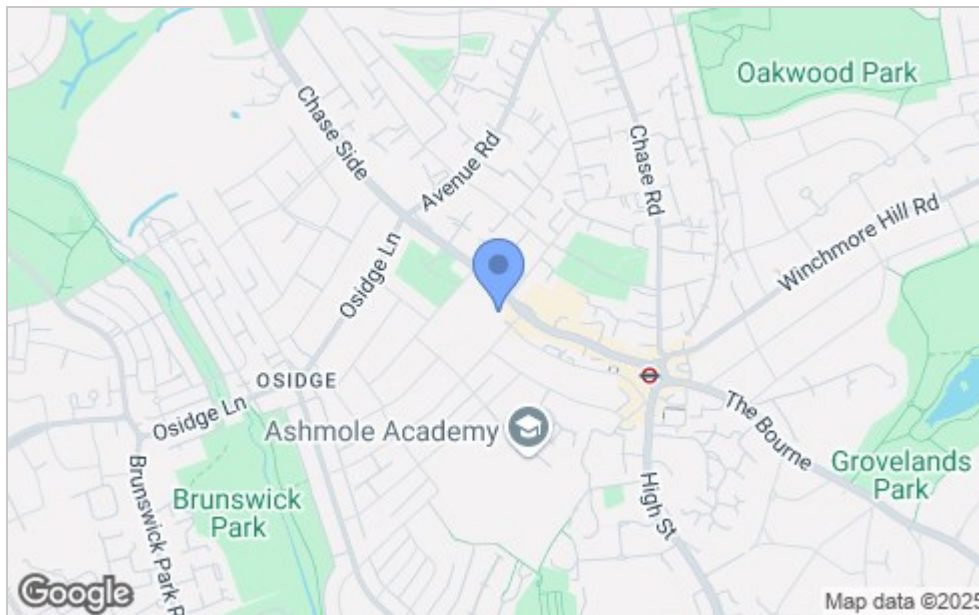
## Floor Plan



### Waggon Mews, N14

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map

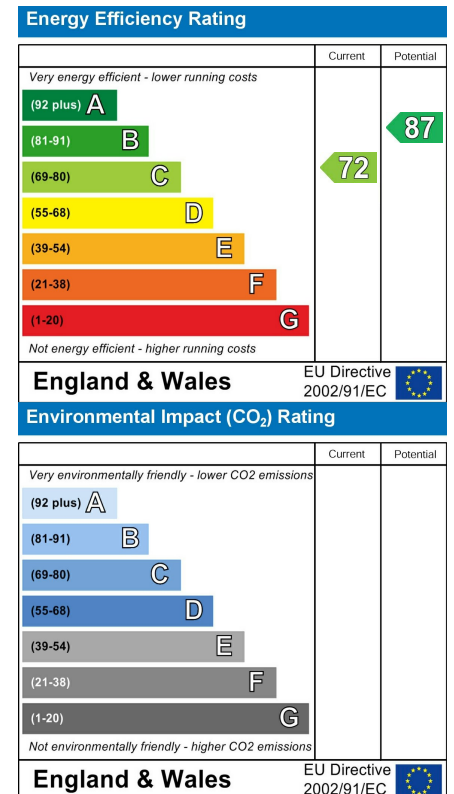


## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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