



**£1,500,000**

**TENURE : FREEHOLD**

**Chase Side, London, N14**

**Bedrooms : 12**

**Bathrooms : 5**

**Reception Rooms : 5**

**Georgian Detached House**

**Approved Planning for 4  
Duplex Apartments**

**Large Plot**

**0.2 Miles Southgate High  
Street and Wealth of  
Amenities**

**0.5 Miles of Southgate  
Underground Station**

**Chain Free**

**Addison Townsend**

155 High Street, Southgate, London, N14 6BP

[info@addisontownsend.co.uk](mailto:info@addisontownsend.co.uk) | 02088826828

Website: <https://www.addisontownsend.co.uk/>

**ADDISON TOWNSEND**  
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this grand detached Georgian house located within easy accessibility of local shops, transport links including Southgate Underground Station, local parks, and within local primary and secondary school catchments. The original property is 3 storeys with basement and habitable room in the attic. The property has been extended over two stories to the side to offer a garage and accommodation above, there is also a smaller extension to the rear of the property. The front elevation of the original building is quintessentially Georgian, with vertical windows, thick surrounds to openings, an elevated entrance with corniced portico. Stone string courses marking each floor provide graduated tiering typical of Georgian buildings. The side extension front elevation is a more modern addition.

The property is sold with approved planning for four duplex apartments. The plans provide three 2-bedroom units and one 3-bedroom unit. All apartments have access to a shared amenity rear garden, and one has a private dedicated roof terrace amenity. Cycle parking and refuse is to the front driveway and car parking remains as existing. The proposals are all internal including the conversion of a small garage store to the front and remodelling the existing building's internal area.

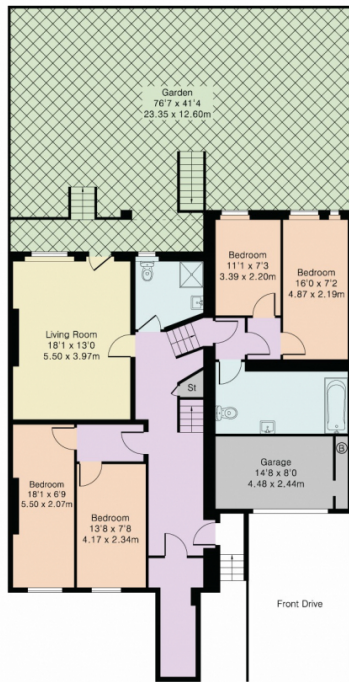
Chain Free.



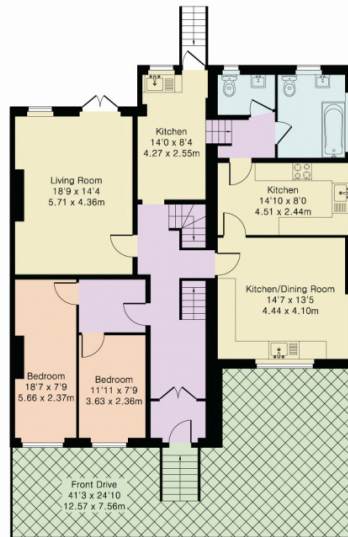


**Addison Townsend**  
 155 High Street, Southgate, London, N14 6BP  
[info@addisontownsend.co.uk](mailto:info@addisontownsend.co.uk) | 02088826828  
 Website: <https://www.addisontownsend.co.uk/>

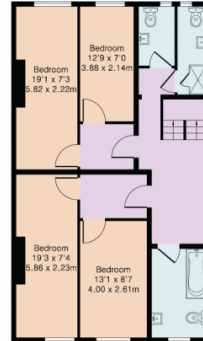




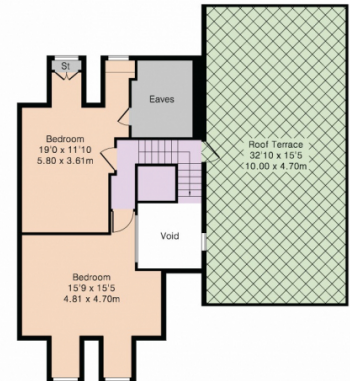
Basement/  
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

**Approximate Gross Internal Area 3961 sq ft - 368 sq m**  
 Basement/Lower Ground Floor Area 1336 sq ft - 124 sq m  
 Upper Ground Floor Area 1335 sq ft - 124 sq m  
 First Floor Area 772 sq ft - 72 sq m  
 Second Floor Area 518 sq ft - 48 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

Address: Chase Side, London, N14



**Addison Townsend**  
 155 High Street, Southgate, London, N14 6BP  
 info@addisontownsend.co.uk | 02088826828  
 Website: <https://www.addisontownsend.co.uk/>

