



**£600,000**

**TENURE : FREEHOLD**

**High Street, London, N14**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 2**

**Period Cottage**

**Catchment for Ashmole Academy and Walker Primary School**

**Two Bedrooms**

**0.4mil to Southgate station (Piccadilly Line)**

**Two Bathrooms**

**Original period features**

**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 are delighted to offer for sale this beautifully presented two bedroom, two bathroom terraced cottage well-located for good local schools including Ashmole and Walker schools, Southgate Green with its boutique shops and restaurants and Grovelands park only a short walk away. The property is also within easy walking distance of Southgate underground station and high street with its wealth of amenities. The property boasts three floors of well-appointed living accommodation filled with an abundance of character features including fireplaces, original woodwork and beautiful stained glass windows. The ground floor offers open plan living accommodation with a large kitchen/dining/ living room with underfloor heating and a front reception providing a family space in which to dine, entertain and relax; there is also a well appointed shower room. The first floor benefits from two generous bedrooms with en-suite shower room to the main bedroom, whilst the second floor provides a further loftroom/bedroom. Externally the property offers a private courtyard garden as well as an additional shared garden area. Internal viewing is highly recommended on this beautiful property.

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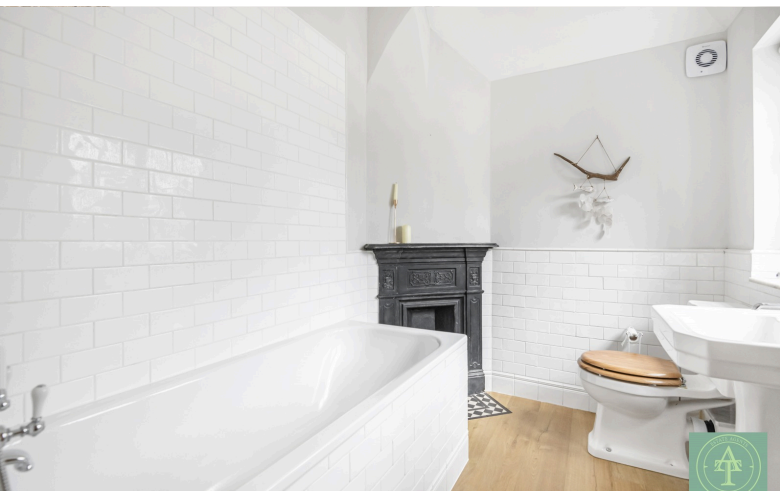
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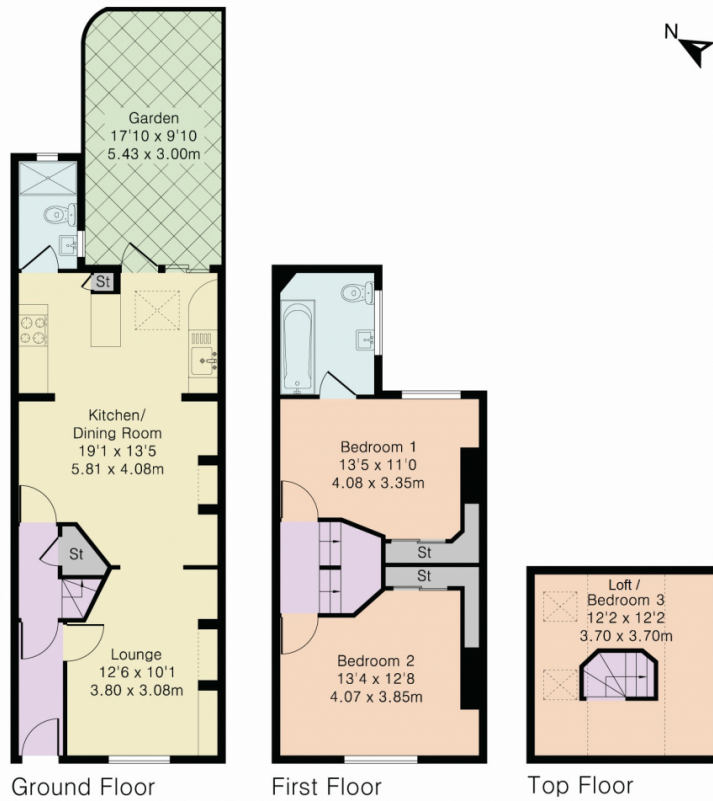


## Approximate Gross Internal Area 980 sq ft - 92 sq m

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 372 sq ft – 35 sq m

Top Floor Area 147 sq ft – 14 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>	56	
(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: 48 High Street, N14



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