

PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants, their financial status. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

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WILLIAMSON
DACEIBROWN



The Mall, Southgate, London, N14

- **OIRO £800,000 Freehold with Vacant Possession**
- **Four bedroom town house**
- **Double glazed throughout**
- **Sought after road**

Excellent four bedroom town house in a sought after road within walking distance of Southgate Green. The property is ideally located for commuters with Southgate tube station a short walk away or a young family owing to the plethora of local schools available.



The property is located on The Mall, a quiet road on the Lakes estate. Ideally located to take advantage of the local amenities in Southgate together with the surrounding open spaces of The Green. The property is also close to St Monica's and Walker primary schools, both being a short walk away. Southgate underground station is within a fifteen minute walk (Piccadilly Line). Palmers Green station (British Rail) is within a twenty minute walk with regular services to London Moorgate and Hertford. There are also regular bus services towards Cockfosters, Enfield and Muswell Hill with bus stop located on Cannon Hill.

This house is set within a development of townhouses constructed in the 1970's and arranged over three floors. To the front of the property there is a private driveway with space for one car. Unrestricted parking is available on The Mall. On the ground floor, the property comprises a garage which has been converted to provide storage and a utility room, good size kitchen with built in oven, hob dishwasher, freestanding fridge/freezer together with a cloakroom. The first floor has the master bedroom with en-suite to the rear and the large living room to the front. Stairs provide access to the second floor which provides a further three bedrooms and family bathroom. Three out of the four bedrooms have a fitted wardrobes so there is plenty of storage throughout.

The garden is accessed from the kitchen via French doors and extends to over 14 metres. The property comprises a gas boiler for central heating and hot water and is double glazed throughout. There is the potential to extend the kitchen STPP.



Accommodation

(all sizes approximate)

Ground Floor Kitchen/Dining

4.53m (14'10") x 3.72m (12'3")

Utility

3.15m (10'4") x 2.53m (8'4")

Garage

2.90m (9'6") x 1.54m (5'1")

Downstairs Cloakroom

Toilet & Sink

First Floor

Living Room

4.87m (13'2") x 4.56m (15'0")

Master Bedroom (Plus En-Suite)

4.57m (15'0") x 2.83m (9'3")

Second Floor Bedroom 2

4.56 (15'0") x 2.78m (9'6")

Bathroom

Bath, basin, w/c.

Bedroom 3

4.01m (13'2") x 2.21m (7'3")

Bedroom 4

4.01m (13'2") x 2.22m (7'3")

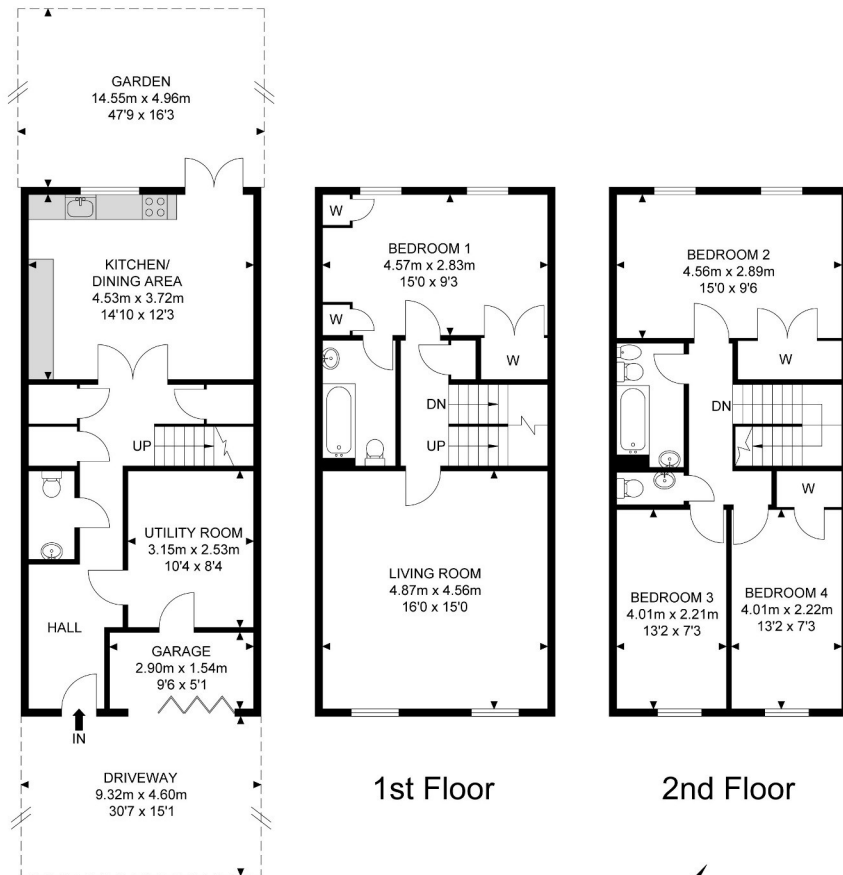
Gross Internal Area

135.7m² (1460.66ft²)

Garden

14.55m (47'9") x 4.96m (16'3")





Ground Floor

1st Floor

2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 1460.66 SQ FT / 135.70 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 1261.53 SQ FT / 117.20 SQM
 GARAGE AREA 48.43 SQ FT / 4.50 SQM

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 approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances

Terms

Offers are invited in the region of **£800,000** for the Freehold with vacant possession.

EPC

The property is in band C for the Energy Performance Certificate.

Council Tax

The property falls within the London Borough of Enfield and is in council tax band F. For the period 2021/2022 the council tax payable would be £2,820.19.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings By appointment only.

Sales Agents

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