



# The Lodge, Southgate

£2,500 Per Calendar Month

**Havilands**

the advantage of experience



- Unfurnished - Available Immediately
- Two/Three Bedroom Detached Georgian Period Lodge House
- Min Working Income - £75,000/year
- Outbuilding with Additional W/C and Utility Room
- Off-Street Parking for Several Vehicles
- Very Large Private Garden with Mature Planting, Vegetable Patch and Decorative Lighting
- Walking Distance to Southgate Underground Station (Piccadilly)
- Catchment of Osidge & St. Andrews CofE Primary Schools. Close to Walker Primary School
- Catchment of Ashmole Academy
- Adjacent to Grovelands Park



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to offer TO LET this unique Grade II listed TWO/THREE BEDROOM GEORGIAN LODGE HOUSE located on The Bourne, N14. AVAILABLE IMMEDIATELY and offered UNFURNISHED, this property is comprised of two bedrooms, bathroom, lounge, kitchen and a large carpeted basement room. Plus there is an additional w/c and utility room with washing machine and tumble dryer in a decorative outbuilding adjacent to the master bedroom.

The property also benefits from a generous rear garden and off-street parking for several vehicles. Situated a short walk from Southgate Underground Station (Piccadilly) the property also offers excellent road access to both the A10 & A406 providing road links across the Borough and Greater London.

Also within walking distance of the property are a wide array of shops and amenities within central Southgate including M&S Food Store & Southgate Leisure Centre. Grovelands Park offering a range of social and leisure activities is also a short walk from the property. Ideal for smaller families, the property falls within catchment of a number of sought after local schools including St. Andrew's CofE, West Grove & Osidge Primary Schools as well as Ashmole Academy. Also close to Walker Primary School. Viewing is highly recommended as this property will not be available for long. To arrange yours, please get in touch with one of the team.

Property Information:

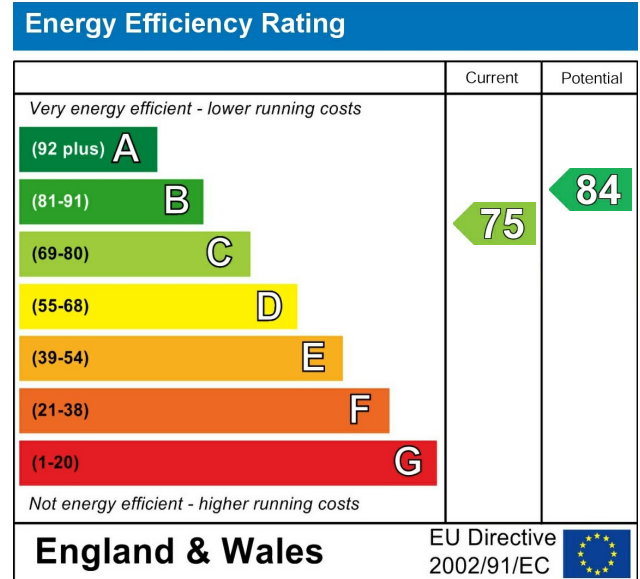
Minimum Working Income: £75,000

Local Authority: Enfield Borough

Council Tax: Band D (£2065.48 24/25)

EPC Rating: Current 75(C); Potential 84(B)

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