



Cannon Hill, N14

£4,250,000

Havilands

the advantage of experience



- Truly Stunning Six Bed, Four Bath, Detached Property Offering Luxury, Elegance and Period Charm
- 5,532 sq ft of Living Space Positioned on 0.38 Acres of Land within Southgate Green's Conservation Area
- Leisure Suite Containing Indoor Swimming Pool, Jacuzzi, Gym and Steam Room
- Garden Designed by A Chelsea Flower Show Award Winning Designer
- Control 4 Smart Home System, Ducted Air Conditioning, Heat Recovery Ventilation and Underfloor Heating Throughout
- Chain Free
- En-Suite, Dressing Room and Juliet Balcony to the Master Bedroom
- Bespoke Kitchen with Wolf and Sub Zero Appliances and Corian Natural Stone Bathrooms
- 0.6 Miles from Palmers Green National Rail Station (Moorgate approx. 25 mins) and 0.8 Miles from Southgate Station (Piccadilly Line)
- Gated Driveway

For more images of this property please visit havilands.co.uk



Havilands are delighted to present this TRULY STUNNING, SIX BEDROOM, FOUR BATH, DETACHED PROPERTY on the highly sought after Cannon Hill, N14. Offering luxury and elegance, balanced perfectly with period charm throughout, this exquisite property is comprised of 5,532 sq ft of living space spread across three floors and positioned on 0.38 acres of land within Southgate Green's conservation area.

With gated entrance and landscaped gardens to the front, the expansive ground floor is comprised of four reception rooms featuring herringbone flooring, bespoke kitchen featuring wolf and sub zero appliances and crittall doors out the garden, utility, shower room and downstairs cloakroom. Plus a leisure suite containing an indoor swimming pool, jacuzzi, gym and steam room. On the first floor there are four bedrooms, with en-suite, dressing room and Juliet balcony to the master bedroom, plus family bathroom. There are two further bedrooms and shower room to the second floor. Outside the garden extends to 88 ft and has been beautifully designed by a Chelsea Flower Show award winning designer. Tastefully decorated to the highest standard throughout, just some of the other benefits include Control 4 Smart Home System, ducted air conditioning, heat recovery ventilation, underfloor heating, and Corian natural stone in the bathrooms.

Ideally located in Southgate Green's conservation area, close to amenities on Cannon Hill Parade and the green spaces of both Broomfield and Grovelands Parks. The property also benefits from significant off-street parking as well as a garage, and has excellent transport links with Palmers Green National Rail Station (Moorgate approx. 25 mins) just 0.6 miles away and Southgate Station (Piccadilly Line) 0.8 miles away.

In catchment for several sought after schools. Viewing highly recommended.

Property Information:

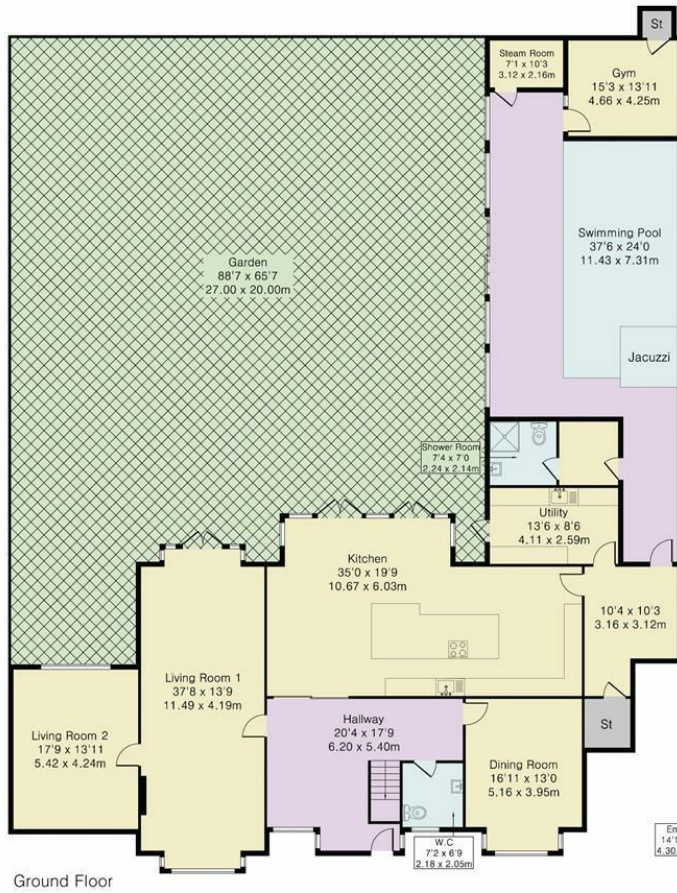
Tenure: Freehold

Local Authority: Enfield Borough

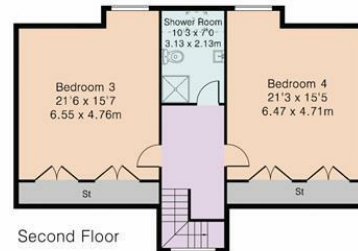
Council Tax: Band H (£4130.96 24/25)

EPC Rating: Current 77(C); Potential 79(C)

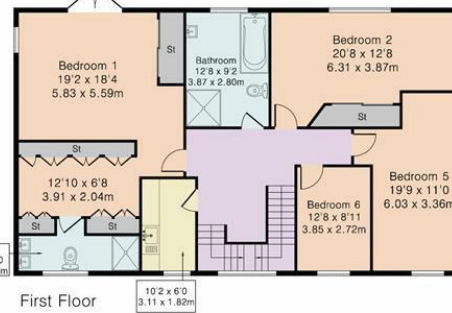
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Approximate Gross Internal Area 5532 sq ft – 515 sq m
 Ground Floor Area 3280 sq ft – 305 sq m
 First Floor Area 1427 sq ft – 133 sq m
 Second Floor Area 825 sq ft – 77 sq m



Second Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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