

FREEHOLD



House - Terraced

19 HILLSIDE GROVE, LONDON, N14 6HE

Offers Over
£500,000

FEATURES

- Chain Free
- Cul-De-Sac Location
- 2 Bedroom Cottage
- Close to Amenities
- South Facing Courtyard Garden
- Close to Southgate Tube Station
- Downstairs Bathroom
- Good Transport Links



RASH & RASH

2 Bedroom House - Terraced located in London

Offered to the market on a chain free basis is this charming two bedroom terraced cottage, ideally positioned on the sought after Hillside Grove, a quiet residential cul-de-sac in the heart of Southgate, N14.

The property provides approximately 673 sq ft of living space. The ground floor features a spacious open plan reception room and kitchen, creating a bright and versatile living space and cosy feeling. To the rear, a door leads directly onto a south-facing courtyard garden, offering a private and sunny outdoor retreat. A downstairs bathroom completes the ground floor layout.

Upstairs, the first floor comprises two good sized bedrooms, both benefiting from natural light and offering flexibility for use as a main bedroom, guest room, or home office. There is scope to extend to the loft subject to usual planning consents.

Hillside Grove is conveniently located for Southgate Underground Station (Piccadilly Line), local shops, cafes, and green open spaces, while remaining tucked away in a peaceful residential setting. It is also in the catchment of Primary Schools.



Call us on

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Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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