





The Ridgeway, Southgate, London, N14

£1,150,000

Addison Townsend are delighted to offer for sale this stunning four bedroom semi detached house located in one of Southgate's most desirable and quiet residential roads in the popular Meadway Estate. The location is within 0.6 miles of Southgate Underground and High Street and within walking distance of local parks and transport links. The imposing property offers a spacious entrance hall, open plan living including, two large reception rooms one being open plan to a newly fitted kitchen, with a utility room to the rear of the attached garage and guest toilet to the ground floor. The first floor accommodation is accessed off a bright and airy landing and offers four double bedrooms with en-suite shower to the main bedroom and a further family bathroom. The loft is fully boarded and offers the potential for conversion, subject to planning permission. Externally the property boasts a beautiful 75' West facing rear garden and front garden and driveway which provides access to the attached garage to side. Early viewing is recommended for this stunning home.



3 4 2

Tenure : Freehold

Council Tax Banding : G

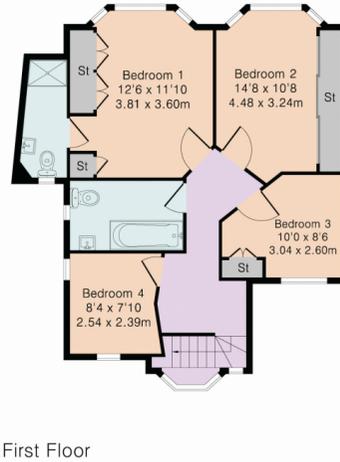
EPC D

Sq.Ft : 1604





Approximate Gross Internal Area 1604 sq ft – 149 sq m
 Ground Floor Area 970 sq ft – 90 sq m
 First Floor Area 634 sq ft – 59 sq m



Ground Floor

First Floor



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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
Address: The Ridgeway, London, N14			



02088826828

www.addisontownsend.co.uk

info@addisontownsend.co.uk



ADDISON TOWNSEND
PROPERTY PROFESSIONALS

