



The Mall, Southgate, London, N14
£975,000 Freehold

Anthony Webb
ESTATE AGENTS

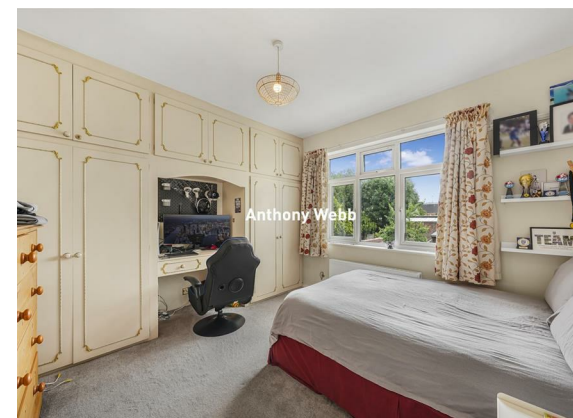
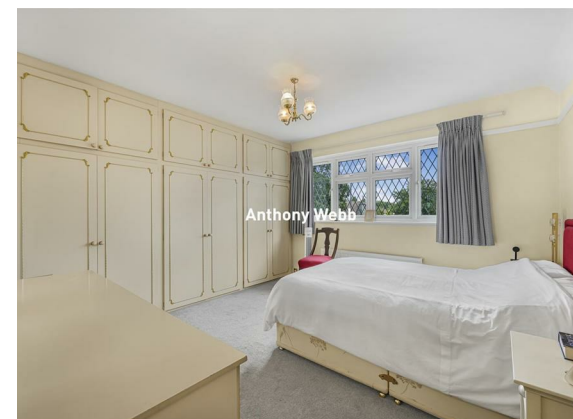
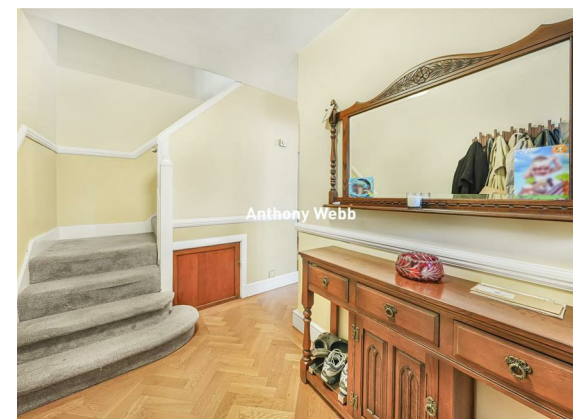
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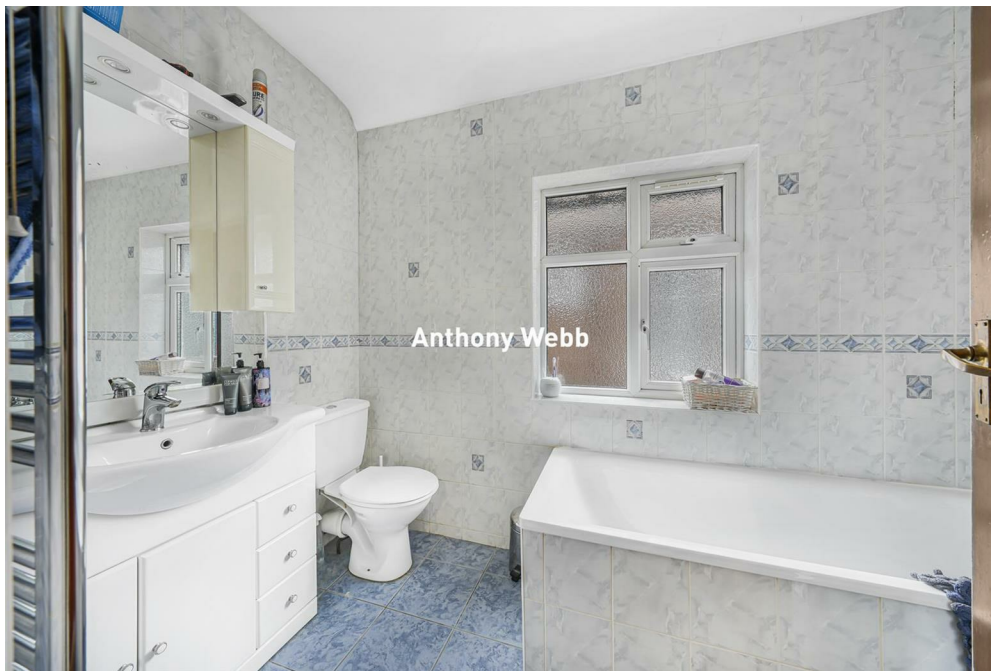
An extended four bedroom 1930s built semi detached family home located in one of Southgate's premier residential turnings off Southgate Green. The property benefits from two spacious receptions, an extended kitchen/diner, ground floor guest cloakroom, family bath/shower room, four original first floor bedrooms, off street parking, garage to side, south facing rear garden with large outhouse.

This prime location in Southgate offers convenience to Cannon Hills' amenities, including shops, cafes and restaurants. With proximity to Southgate Underground Station (Piccadilly Line) and nearby parks like Grovelands and Broomfield, it's well-suited for families. Additionally, Walkers and St Monica's primary schools are a short walk away.

Enfield Council Tax Band G

- Four bedrooms
- Extended semi detached house
- Two receptions
- Extended kitchen/diner
- Bathroom+guest w.c
- Double glazing/gas central heating
- Off street parking + garage to side
- Rear garden with out building



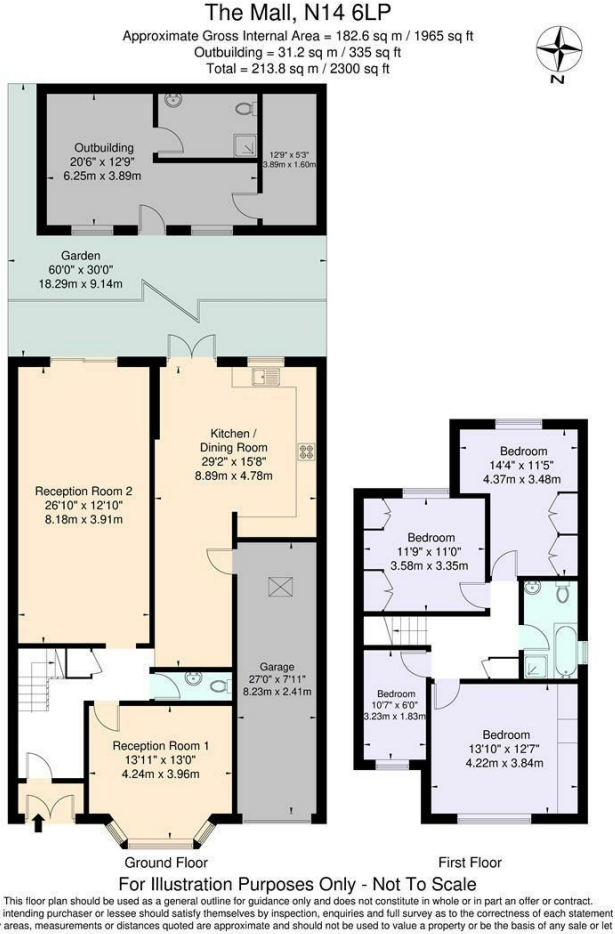


The Mall
Southgate
London
N14 6LP

Tenure: Freehold
Gross Internal Area: 1965.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(50-54) E		
(47-49) F		
(1-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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