



**ABSOLUTE**  
PROPERTY

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## 22 Burleigh Gardens, Southgate N14 5AG

**£830,000**

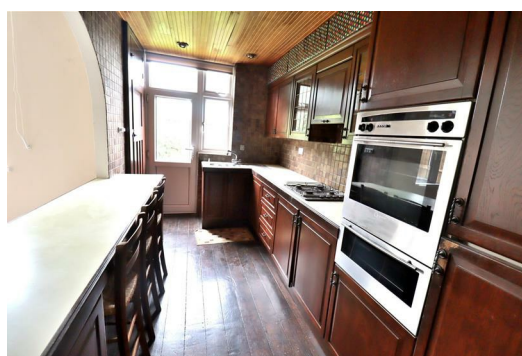
Absolute Property are delighted to present this well-appointed and generously proportioned three-bedroom semi-detached family home, ideally positioned on a desirable corner plot within the heart of Southgate. This attractive property offers a rare combination of space, convenience, and versatility, making it an excellent choice for families and investors alike.

Burleigh Gardens enjoys a prime location just moments from Southgate Station (approximately 0.3 miles), providing direct and efficient transport links into Central London. The property is also within easy reach of Southgate's vibrant high street, offering a wide selection of shops, restaurants, cafés, and leisure facilities to suit all lifestyles.

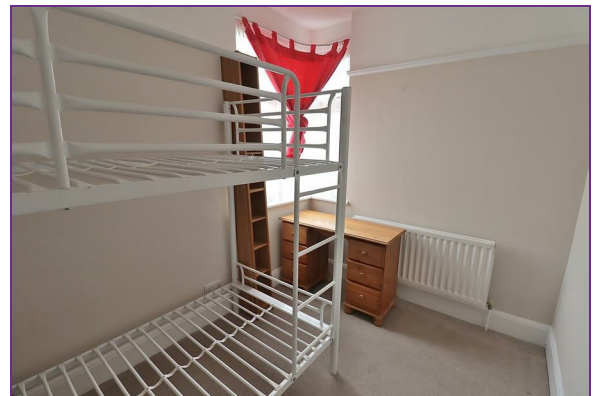
A standout feature of this property is the self-contained studio located to the rear of the garden. This additional space provides excellent flexibility and could be used as a home office, guest accommodation, rental opportunity, or independent living space for extended family.

The surrounding area is particularly well-regarded for its selection of highly sought-after schools, including Ashmole Academy, Osidge Primary School, and Southgate College, making it an ideal setting for families.

Viewing is highly recommended to avoid disappointment.



**22 Burleigh Gardens,  
Southgate N14 5AG**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	B	B
83	83	B	B
82	82	B	B
81	81	B	B
80	80	B	B
79	79	B	B
78	78	B	B
77	77	B	B
76	76	B	B
75	75	B	B
74	74	B	B
73	73	B	B
72	72	B	B
71	71	B	B
70	70	B	B
69	69	B	B
68	68	B	B
67	67	B	B
66	66	B	B
65	65	B	B
64	64	B	B
63	63	B	B
62	62	B	B
61	61	B	B
60	60	B	B
59	59	B	B
58	58	B	B
57	57	B	B
56	56	B	B
55	55	B	B
54	54	B	B
53	53	B	B
52	52	B	B
51	51	B	B
50	50	B	B
49	49	B	B
48	48	B	B
47	47	B	B
46	46	B	B
45	45	B	B
44	44	B	B
43	43	B	B
42	42	B	B
41	41	B	B
40	40	B	B
39	39	B	B
38	38	B	B
37	37	B	B
36	36	B	B
35	35	B	B
34	34	B	B
33	33	B	B
32	32	B	B
31	31	B	B
30	30	B	B
29	29	B	B
28	28	B	B
27	27	B	B
26	26	B	B
25	25	B	B
24	24	B	B
23	23	B	B
22	22	B	B
21	21	B	B
20	20	B	B
19	19	B	B
18	18	B	B
17	17	B	B
16	16	B	B
15	15	B	B
14	14	B	B
13	13	B	B
12	12	B	B
11	11	B	B
10	10	B	B
9	9	B	B
8	8	B	B
7	7	B	B
6	6	B	B
5	5	B	B
4	4	B	B
3	3	B	B
2	2	B	B
1	1	B	B