



CANNON HILL, N14 7DJ



£3,500,000 Freehold

- CHAIN FREE
- 4 RECEPTIONS
- LEISURE COMPLEX
- 0.38 OF AN ACRE
- LANDSCAPED GARDEN
- 6 BEDROOMS
- 4 BATHROOMS
- UTILITY ROOM
- HIGH END FINISH THROUGHOUT

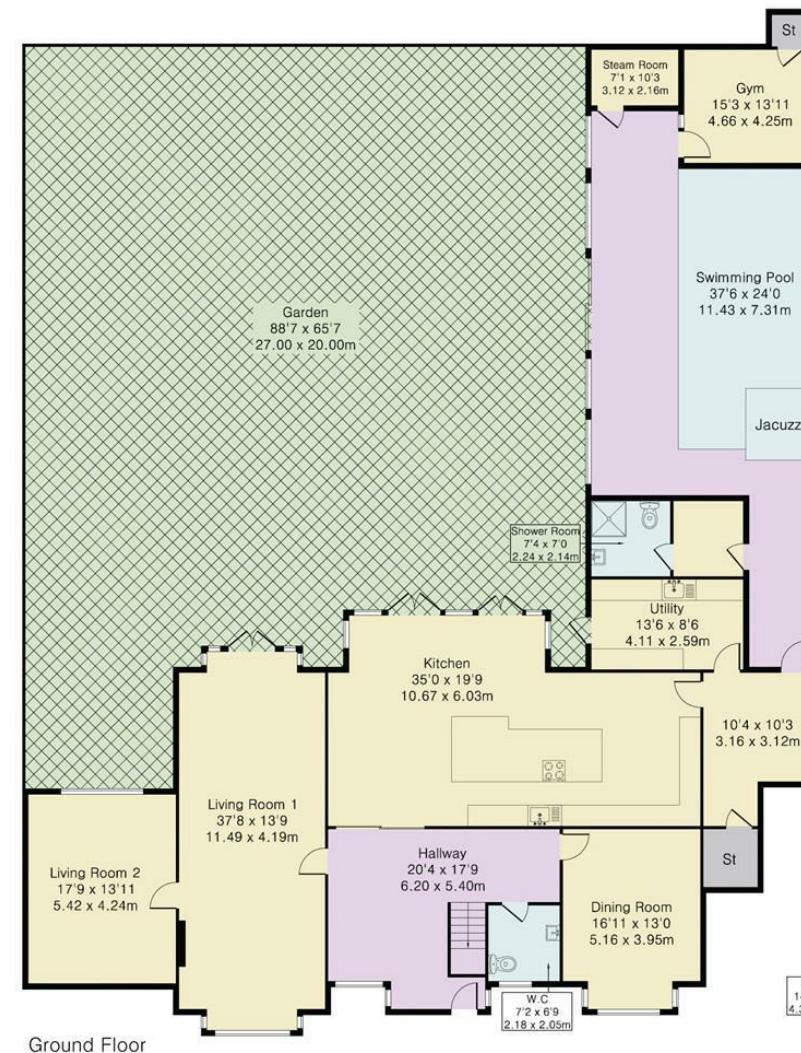
Property Details

Introducing a truly exceptional six-bedroom, four-bathroom detached residence on the highly sought-after Cannon Hill, N14. Spanning 5,532 sq/ft across three floors and set on approximately 0.38 acres within Southgate Green's conservation area, this remarkable home effortlessly combines luxurious modern living with period charm.

Beyond the gated entrance and landscaped front gardens, the ground floor offers four generous reception rooms with herringbone flooring, a bespoke kitchen featuring Wolf and Sub-Zero appliances, and Crittall doors opening out to the rear garden. A utility room, shower room, and downstairs cloakroom provide added convenience, while the impressive leisure suite—complete with an indoor swimming pool, jacuzzi, gym, and steam room—ensures a lifestyle of pure indulgence.

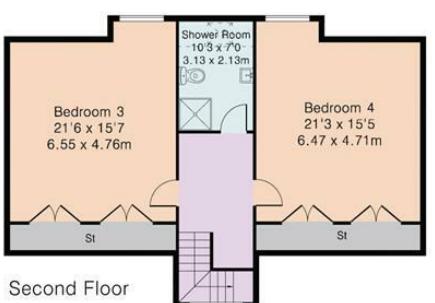
Upstairs, the first floor hosts four spacious bedrooms, including a principal bedroom with en-suite, dressing room, and Juliet balcony, plus a stylish family bathroom. The second floor adds two further bedrooms and an additional shower room. Outside, the exquisitely designed 88 ft garden, conceived by a Chelsea Flower Show award-winning designer, provides a serene retreat.

Tastefully decorated to the highest standard, this home boasts a Control Smart Home System, ducted air conditioning, heat recovery ventilation, underfloor heating, and Corian natural stone finishes in the bathrooms. Located just moments from the amenities of Cannon Hill Parade and the open green spaces of Broomfield and Grovelands Parks, the property also benefits from significant off-street parking, a garage, and excellent transport links—Palmers Green National Rail Station (Moorgate approx. 25 mins) is only 0.6 miles away, and Southgate Station (Piccadilly Line) is just 0.8 miles away. In catchment for several outstanding schools, this is a home where luxury, convenience, and style converge.

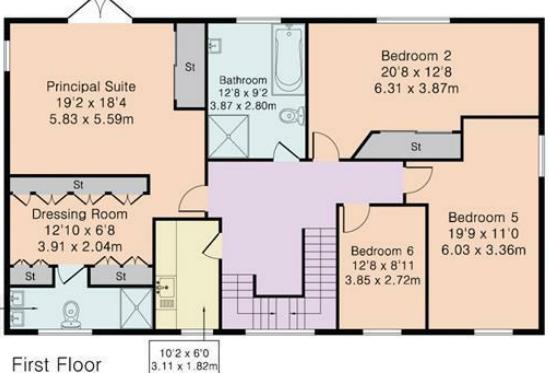


Ground Floor

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		
(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		

