



Cannon Hill, London

£3,500,000



- Substantial family residence providing in excess of 5,000 sq ft of versatile accommodation
- Set on the highly regarded Cannon Hill, one of N14's most desirable residential turnings
- Arranged across multiple levels, offering excellent flexibility for family, guests and home working
- A superb selection of generously proportioned reception rooms, ideal for both entertaining and everyday living
- Large kitchen opening into a light-filled living and dining area with excellent indoor-outdoor flow
- Up to seven bedrooms, including a principal suite with dressing area and en suite facilities
- Additional bathrooms and leisure space, including a spa-style shower room with sauna
- Beautifully landscaped rear garden extending to approximately 100 feet, with patio and outdoor kitchen/barbecue area
- Southgate Underground Station (Piccadilly Line) and Palmers Green mainline station both within walking distance or close at hand, with direct services into Moorgate (approx. 30 minutes)
- Ideally located for highly regarded local schools, Broomfield Park, and a wide range of independent shops and amenities





Havilands are delighted to offer for sale this substantial and beautifully appointed family residence, set on the highly regarded Cannon Hill and providing over 4,000 sq ft of versatile accommodation arranged across multiple levels. Ideally positioned close to the heart of Southgate, the property blends elegant period detailing with thoughtful modern additions, creating a home of genuine scale, flexibility and long-term appeal.

The ground floor offers an excellent balance of formal and informal living space, with a selection of generously proportioned reception rooms suited to entertaining, family life and home working. A large kitchen opens into a light-filled living and dining area with excellent flow to the rear garden, while additional reception spaces retain character through high ceilings, parquet flooring and feature fireplaces.

Upstairs, the accommodation continues with up to seven bedrooms, including a well-appointed principal suite with dressing area and en suite facilities, complemented by further bathrooms and flexible rooms ideal for study, guests or multi-generational living. The upper floors provide additional bedrooms and leisure space, including a spa-style shower room with sauna.

Externally, the rear garden extends to approximately 100 feet and is beautifully landscaped, featuring a wide patio, mature planting and a dedicated outdoor kitchen and barbecue area, ideal for entertaining and family gatherings.

Cannon Hill is one of N14's most sought-after residential turnings, prized for its excellent connectivity, with Southgate Underground Station (Piccadilly Line) and Palmers Green mainline station close at hand, offering direct services into Moorgate in around 30 minutes. The location is further enhanced by highly regarded local schools, Broomfield Park, and a range of independent shops and amenities. Homes of this calibre and scale are rarely available.

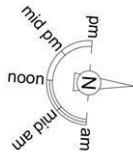
For more images of this property please visit havilands.co.uk

Cannon Hill, N14

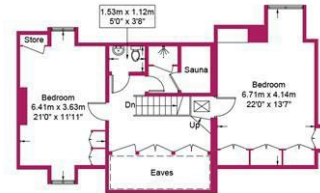
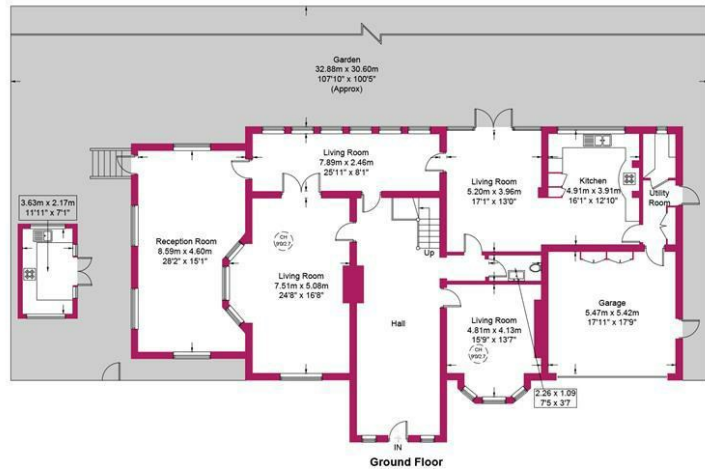
Approximate Gross Internal Area = 5009 sq ft / 465.4 sq m

Restricted Height = 70 sq ft / 6.5 sq m

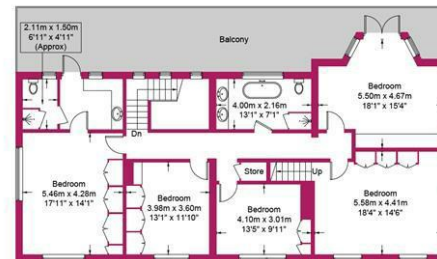
Outbuilding = 84 sq ft / 7.8 sq m



□ = Reduced headroom below 1.5m / 5'0"



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	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

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come by and meet the team

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Havilands

the advantage of experience