



Anthony Webb

Ulleswater Road, Southgate, London, N14  
Offers In Excess Of £850,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Ulleswater Road, Southgate, London, N14

Fantastic Edwardian three double bedroom semi-detached period property retaining a wealth of original features and great potential to create a wonderful family home.

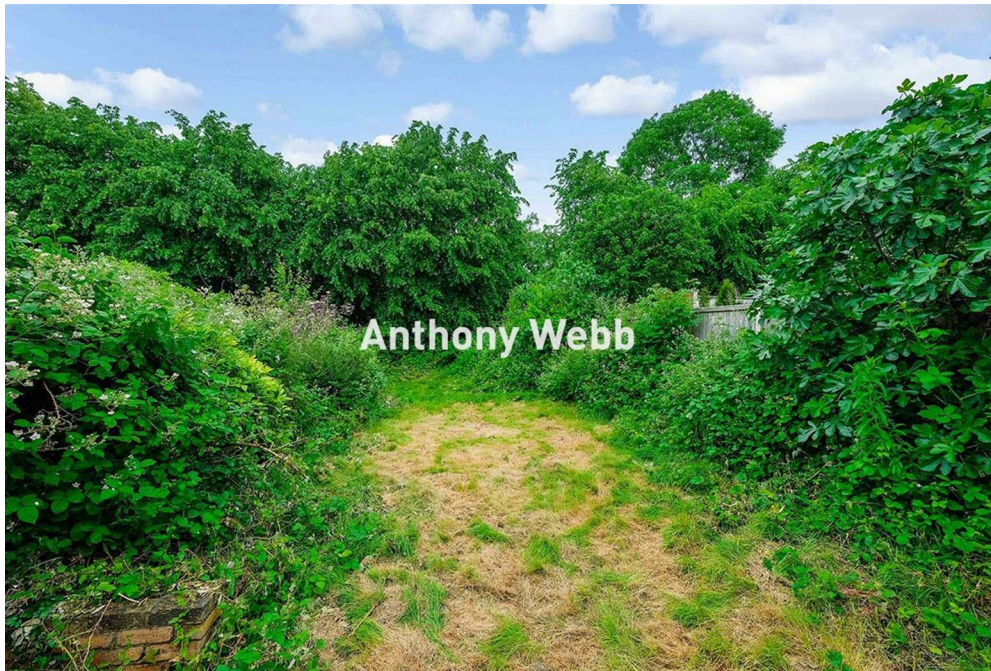
Ulleswater Road is a most desirable residential turning located between Aldermans Hill and Conway Road which forms part of the Lakes conservation area. Palmers Green mainline station into Moorgate is within easy walking distance with Southgate underground (Piccadilly) a short bus ride away. Aldermans Hill and Green Lanes offer a wide range of shops, restaurants and cafes on your doorstep with Southgate Greens amenities including the Ye Old Cherry Tree pub also within easy reach. Green spaces are well catered for including both Broomfield and Grovelands parks.

Original storm porch and stained glass front door • Good size hallway with original tessellated tiled floor and stained glass window • Spacious front reception with bay window, wood floor and feature fireplace • Rear reception with feature fireplace, wood floor and French doors to garden • Morning room with wood floor opening to kitchen • Guest cloakroom • First floor landing with stained glass window, access to loft space and large storage cupboard • Three good size bedrooms • Bathroom • Gas central heating • Off street parking • Rear garden with side access measuring 100ft x 25ft.

Enfield Council Tax Band F

- Three double bedrooms
- Edwardian semi detached house
- Two receptions
- Morning room and kitchen
- Guest ground floor w.c
- Many original features
- Off street parking
- Rear garden





Ulleswater Road  
 Southgate  
 London  
 N14 7BN

Tenure: Freehold  
 Gross Internal Area: 1532.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ulleswater Road  
 Approx. Gross Internal Area 1532 Sq Ft - 142.33 Sq M



Ground Floor  
 For Illustration Purposes Only - Not To Scale

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348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk

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