



High Street, Southgate, N14
Offers In Excess Of £360,000 Leasehold

Anthony Webb
ESTATE AGENTS

High Street, Southgate, N14

A chain free two bedroom first floor maisonette with own front door, loft storage space and residents parking within easy walking distance of Walkers Primary school and Ashmole academy. The property was refurbished three years ago and has been tenanted since.

Shakespeare House is set back on The High Street and is conveniently located for Southgate's, shops, restaurant's, bus routes and underground station (Piccadilly Line).

Own front door • Stairs to first floor • Spacious living room with storage cupboard • Modern fitted kitchen • Modern bathroom • Double glazing • Gas central heating • Laminate/tiled floors • Residents parking • Demised section of rear communal gardens.

The property is offered with a remaining lease of 133 years.
Service charges including building insurance-£500 p.a
Ground rent-£51 p.a
Council Tax band D

- Two bedrooms
- First floor maisonette
- Own entrance
- Living room
- Modern kitchen and bathroom
- Loft storage space
- Communal parking
- Own section of demised communal gardens



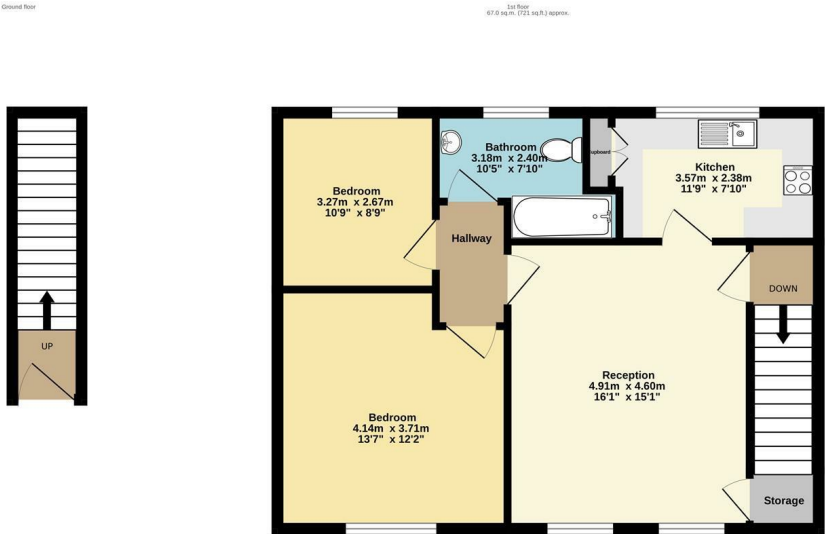


High Street
Southgate
N14 6EG

Tenure: Leasehold
Gross Internal Area: 721.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-48) D		
(29-38) E		
(19-28) F		
(1-18) 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		
(50-60) C		
(39-48) D		
(29-38) E		
(19-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 67.0 sq.m. (721 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2025

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

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

