



Harlech Road, Southgate, London, N14  
Chain Free £925,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Harlech Road, Southgate, London, N14

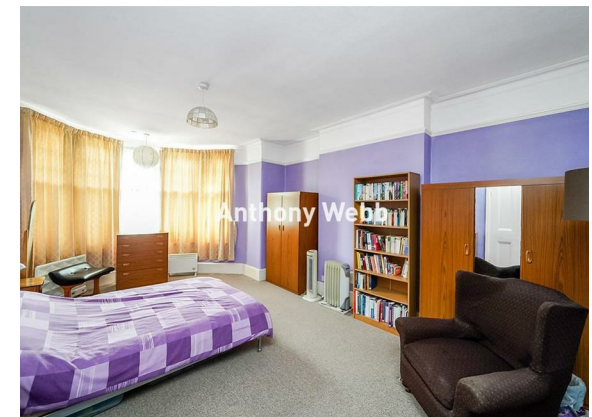
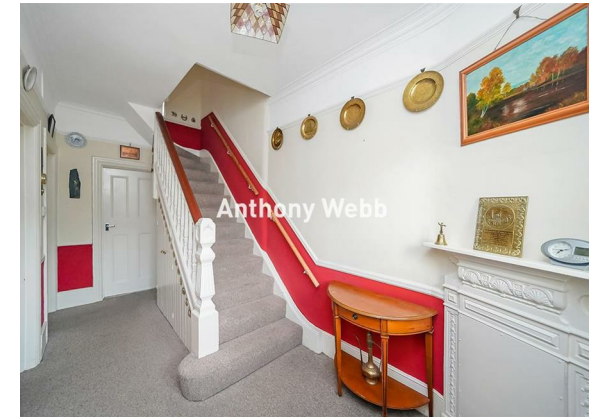
A chain free Edwardian four bedroom, two reception end of terrace house offering 1456 sq ft of living space over three original floors. Located in the desirable Lakes Estate conservation area, this is the first time this home has come to market since 1977. Requiring modernisation this property offers great potential to create a fantastic period family home.

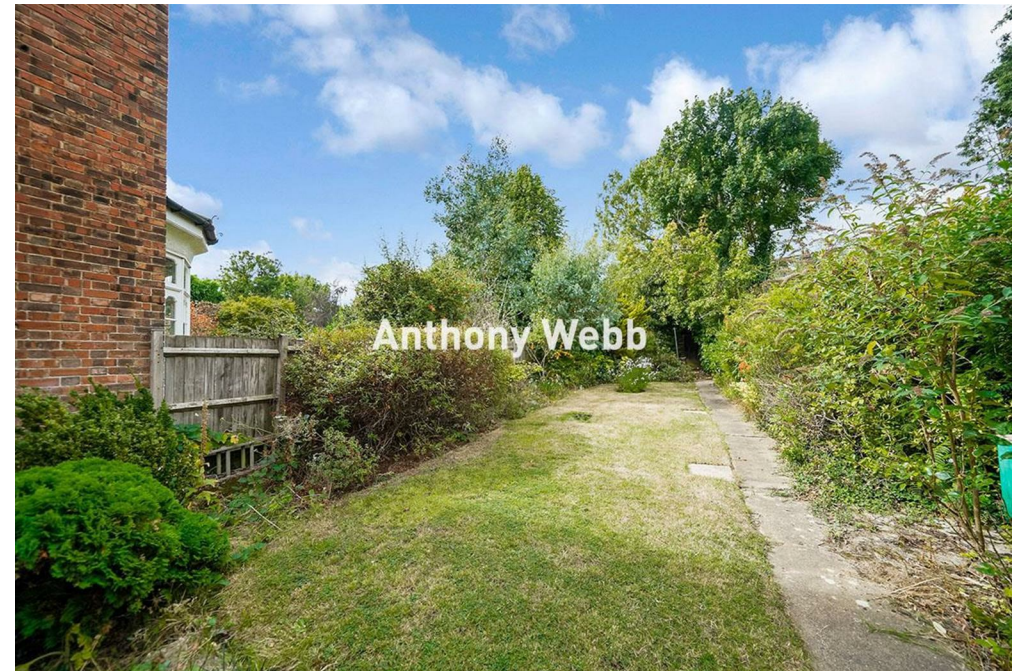
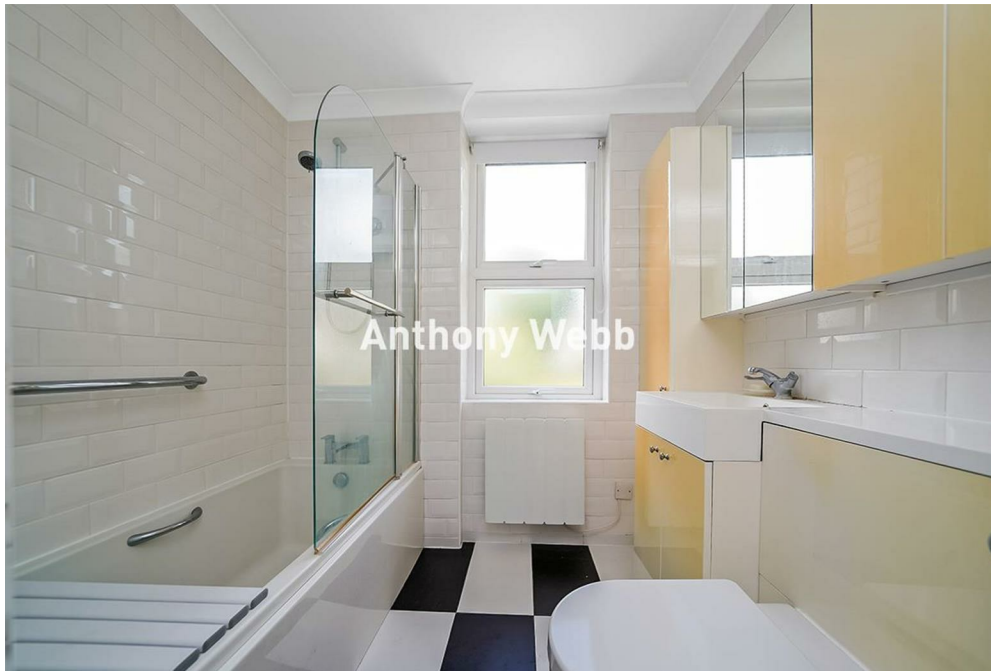
Harlech Road is just a short walk from Palmers Green overground station with quick links to the city via Finsbury Park and Moorgate. Southgate underground station is also a short bus ride away, offering easy access to the Piccadilly line. A great selection of shops, restaurants, and cafes are just around the corner along both Aldermans Hill and Canon Hill, and the house is conveniently close to Broomfield and Grovelands parks, offering beautiful green spaces for relaxation and outdoor activities.

Entrance hallway with original fireplace • Front reception with bay window, fireplace and original ceiling features • Rear reception with original ceiling features, fireplace and French doors to garden • Morning room • Kitchen • Ground floor shower room • The first floor offers two double bedrooms and one good size single bedroom • Bathroom • The original second floor offers a further single bedroom and access to the remaining loft space with potential to further convert • Mature west facing rear garden measuring 80ft x 20ft with side access.

Enfield Council Tax Band F

- Four bedrooms
- Edwardian end of terrace house
- Two receptions
- Kitchen + morning room
- Two bath/shower rooms
- Period features
- Close to station and Broomfield Park
- Front and rear gardens





Harlech Road  
Southgate  
London  
N14 7BX

Tenure: Freehold  
Gross Internal Area: 1456.00 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 |           |



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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