



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

Anthony Webb
ESTATE AGENTS

Harlech Road, Southgate, London, N14

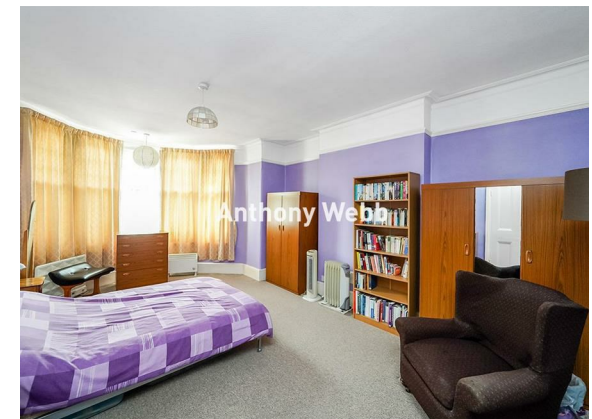
A chain free Edwardian four bedroom, two reception end of terrace house offering 1456 sq ft of living space over three original floors. Located in the desirable Lakes Estate conservation area, this is the first time this home has come to market since 1977. Requiring modernisation this property offers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

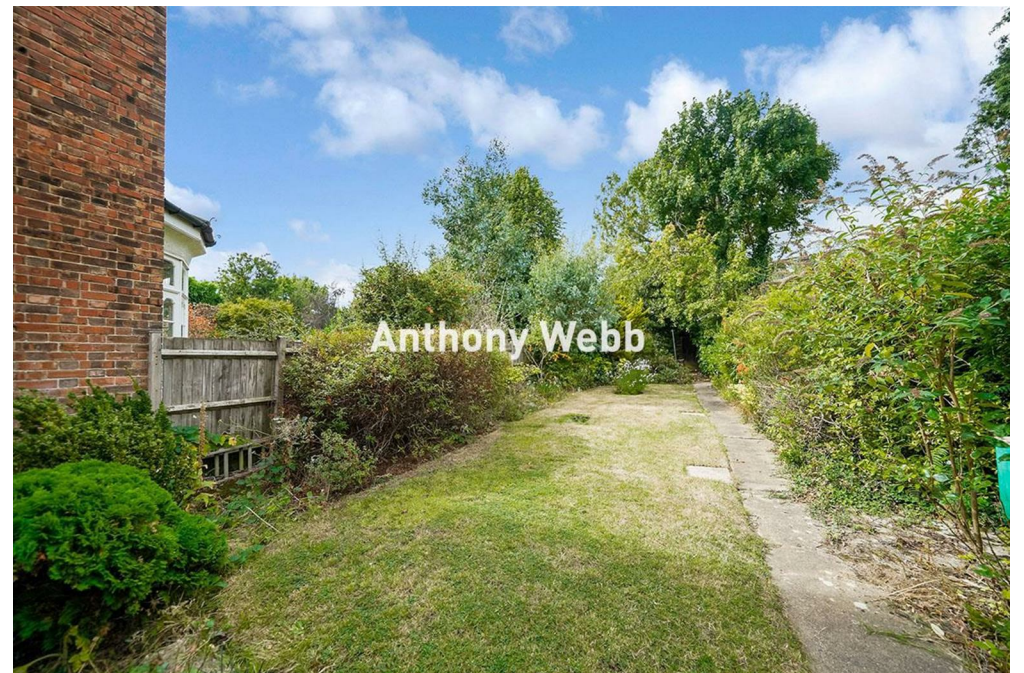
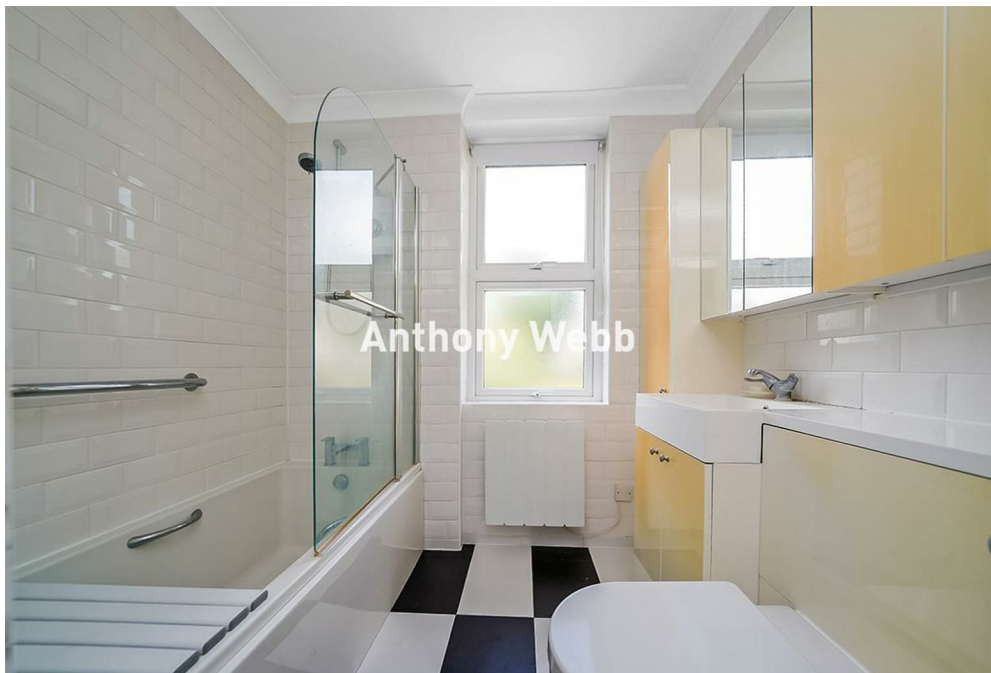
Harlech Road is just a short walk from Palmers Green overground station with quick links to the city via Finsbury Park and Moorgate. Southgate underground station is also a short bus ride away, offering easy access to the Piccadilly line. A great selection of shops, restaurants, and cafes are just around 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) 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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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

Anthony Webb
ESTATE AGENTS