



**THE MALL, N14**  
**OFFERS OVER £350,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED GROUND FLOOR GARDEN FLAT IN A  
 SOUGHT-AFTER LOCATION CLOSE TO SOUTHGATE GREEN.**

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



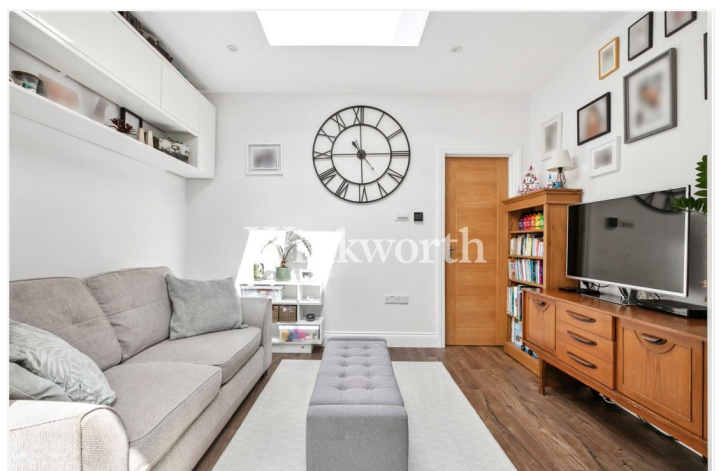


## DESCRIPTION:

A stunning flat with a private rear garden set on the ground floor of an imposing period house, situated on a desirable tree-lined road within proximity to both Broomfield and Grovelands Parks, as well as Palmers Green mainline station (with services to Moorgate) and Southgate underground station (Piccadilly Line). The popular Walker and St. Monica's Primary Schools are also within easy reach, along with the historic Southgate Green at the top of the road, offering an excellent selection of eateries.

The property has been significantly updated and reconfigured by the current owner to create a light and modern interior, featuring a superb open-plan reception/kitchen with integrated appliances. Two skylights draw in plenty of natural light into both spaces, and double doors provide access to the rear garden - ideal for entertaining during the summer months. There is also a double bedroom and a contemporary-style bathroom. Outside, you will find a low-maintenance, southerly aspect rear garden.

This is a rare opportunity to secure a foothold in one of the area's most sought-after roads, and we highly recommend an internal viewing to fully appreciate the quality of accommodation on offer.



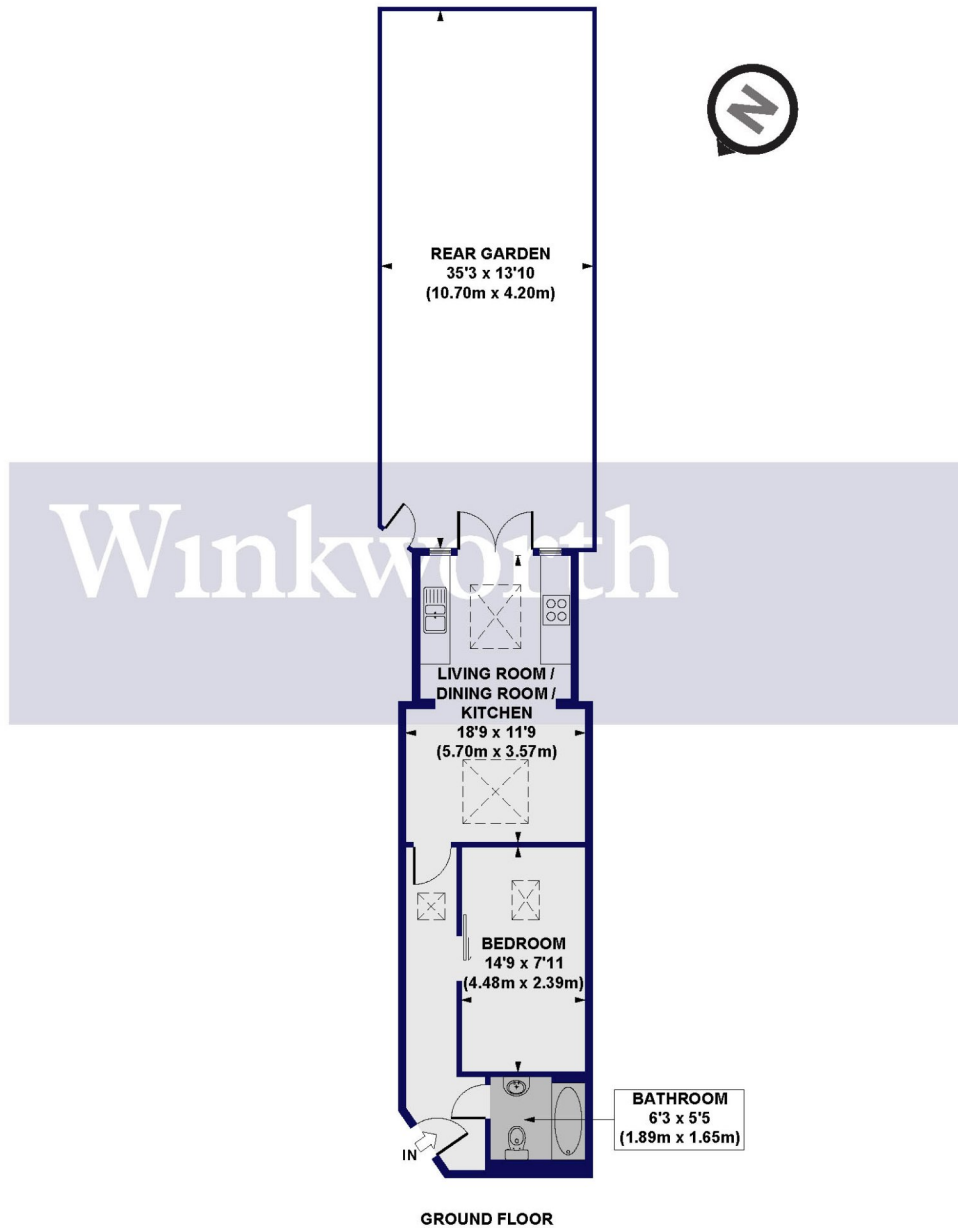






## The Mall, N14

Approx. Gross Internal Floor Area 446 sq. ft / 41.45 sq. m



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Circa 108 years remaining (144 years from 24 June 1989)

**Service Charge:** £945 Per Annum

**Ground Rent:** £300 Per Annum (subject to increase in 2055)

**Council Tax:** London Borough of Enfield – Band B

All figures that are shown were correct at the time of listing.

Palmers Green | 020 8920 9900 | [palmersgreen@winkworth.co.uk](mailto:palmersgreen@winkworth.co.uk)

# Winkworth

**for every step...**

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.