



THE MALL, N14
£830,000 LEASEHOLD

A CHARACTER-FILLED GROUND FLOOR FLAT
BOASTING 1347 SQ.FT OF LIVING ACCOMMODATION
AND SOLE USE OF A SOUTH-FACING REAR GARDEN.

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DESCRIPTION:

A rarely available and beautifully presented four-bedroom conversion spanning the entire ground floor of a double-fronted, semi-detached Edwardian house, with a large south-facing rear garden, situated one of Southgate's most prestigious roads.

You access the property via a private entrance into 1347 Sq.Ft impressive living accommodation filled with a wealth of character features including high corniced ceilings, cast iron fireplaces, stained glass windows and a striking tessellated tiled hallway.

The heart of this home is a stunning 43' long open-plan area that seamlessly combines a spacious reception and dining area with a well-appointed kitchen. Natural light pours in through a large ceiling lantern, and at the end of the kitchen, stained glass French doors open to the rear garden.

The bedrooms are generously sized. The principal bedroom stands out with its large bay window and a grand fireplace flanked by two stained glass windows. There is also a family bathroom and a separate shower room.

Stepping outside, the property comes with a private south-facing rear garden that extends 78' in length. It is a green oasis filled with mature plants, shrubs, and fruit trees. At the front, you will find a private driveway with ample space for several vehicles.

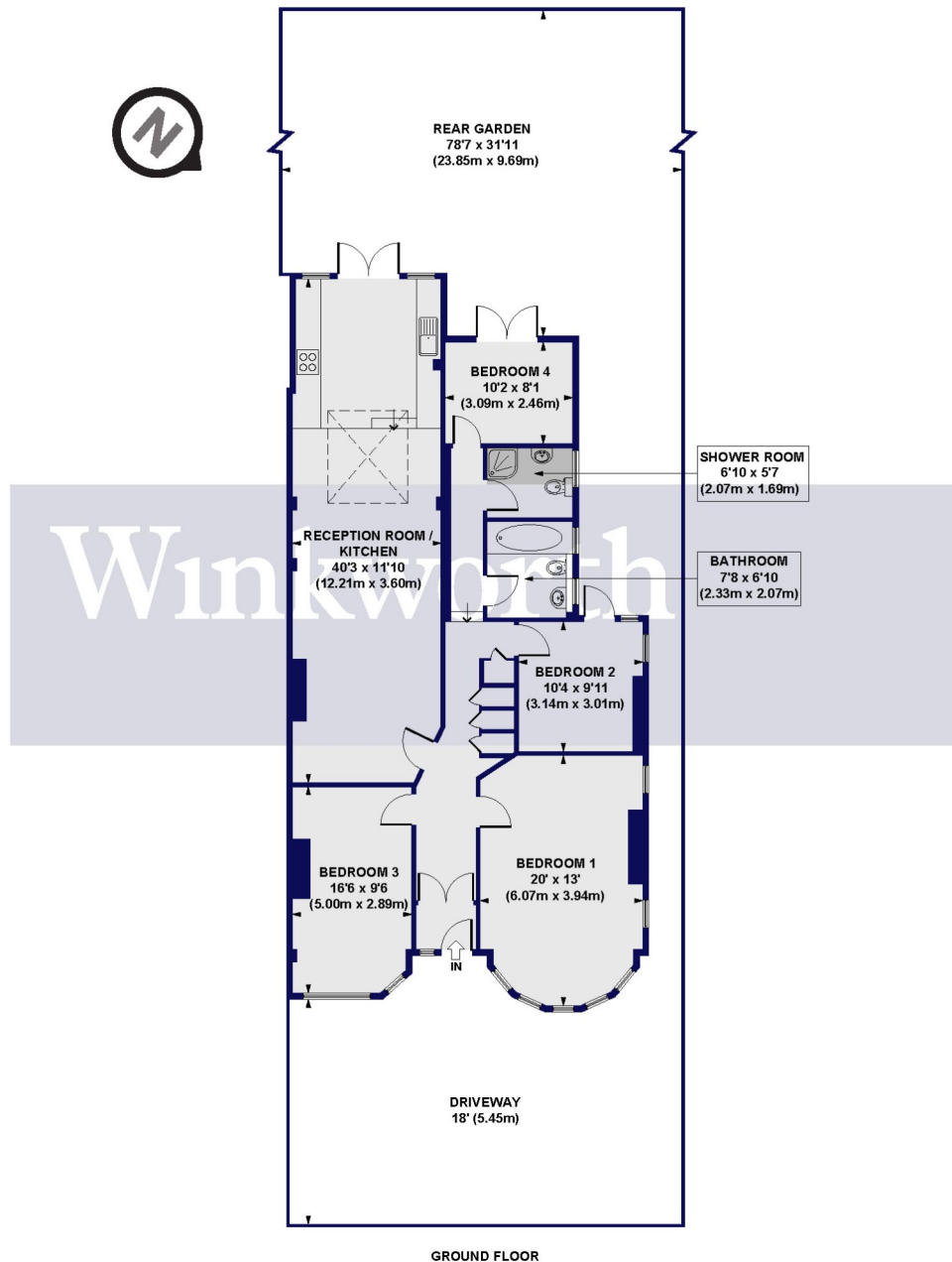
This property has been meticulously maintained, preserving its original charm while adding modern upgrades such as hardwood double-glazed windows, doors with stained glass inserts, and cast-iron radiators. To truly appreciate the scale and character of this exceptional property, we recommend an internal viewing.

- Council Tax: London Borough of Enfield - Band E
- Tenure: Share of Freehold
- Underlying Lease Term: Approximately 941 Years Remaining
- Ground Rent: N/A
- Service Charge: N/A



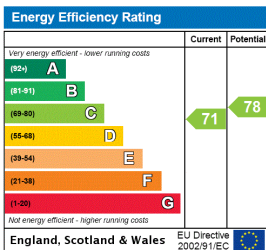
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Approx. Gross Internal Floor Area 1347 sq. ft / 125.17 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

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.



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