

**Greenway, N14 6NS**

**£1,150,000 FREEHOLD**

A rare opportunity to acquire this charming detached house in a quiet cul-de-sac on the Meadway Estate one of Southgate's most sought after locations; two-minute's walk from local shops cafes and restaurants on Southgate Green. The property boasts a spectacular living room with discrete sliding wall opening on to an adjoining dining room/kitchen, French doors to large secluded and beautifully maintained mature garden, A study is located off the dining room. Three double bedrooms, one en-suite all with spacious fitted wardrobes and cupboards, a family bathroom and ground floor W.C. All ground floor areas are solid wood other than the kitchen, which is tiled. The large frontage has off-street parking for up to 4 cars. The Walker Primary school is close by, easy access to public transport, Southgate underground station just 10-minutes' walk.

T: 0208 365 8900 E: [boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)





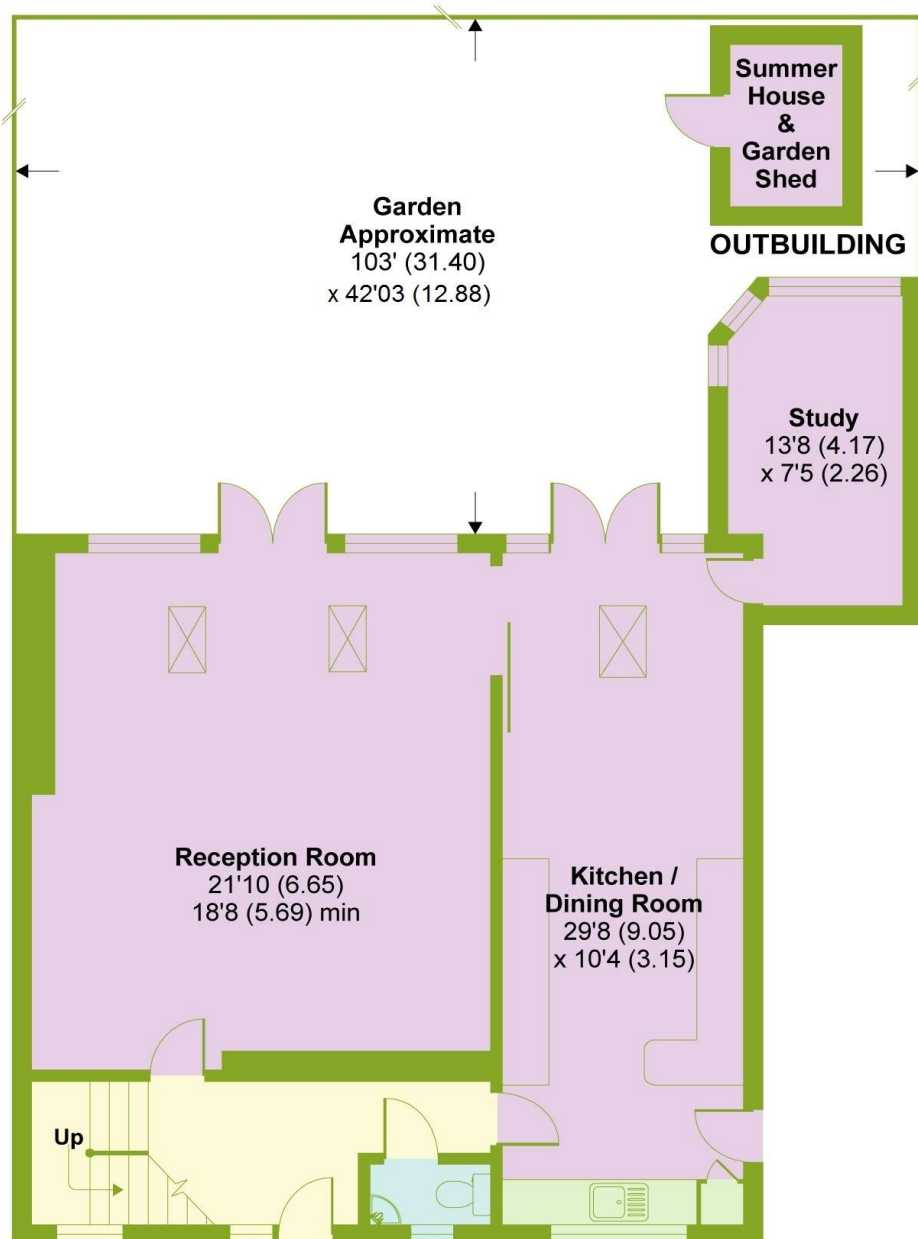


# Greenway, Southgate, London, N14

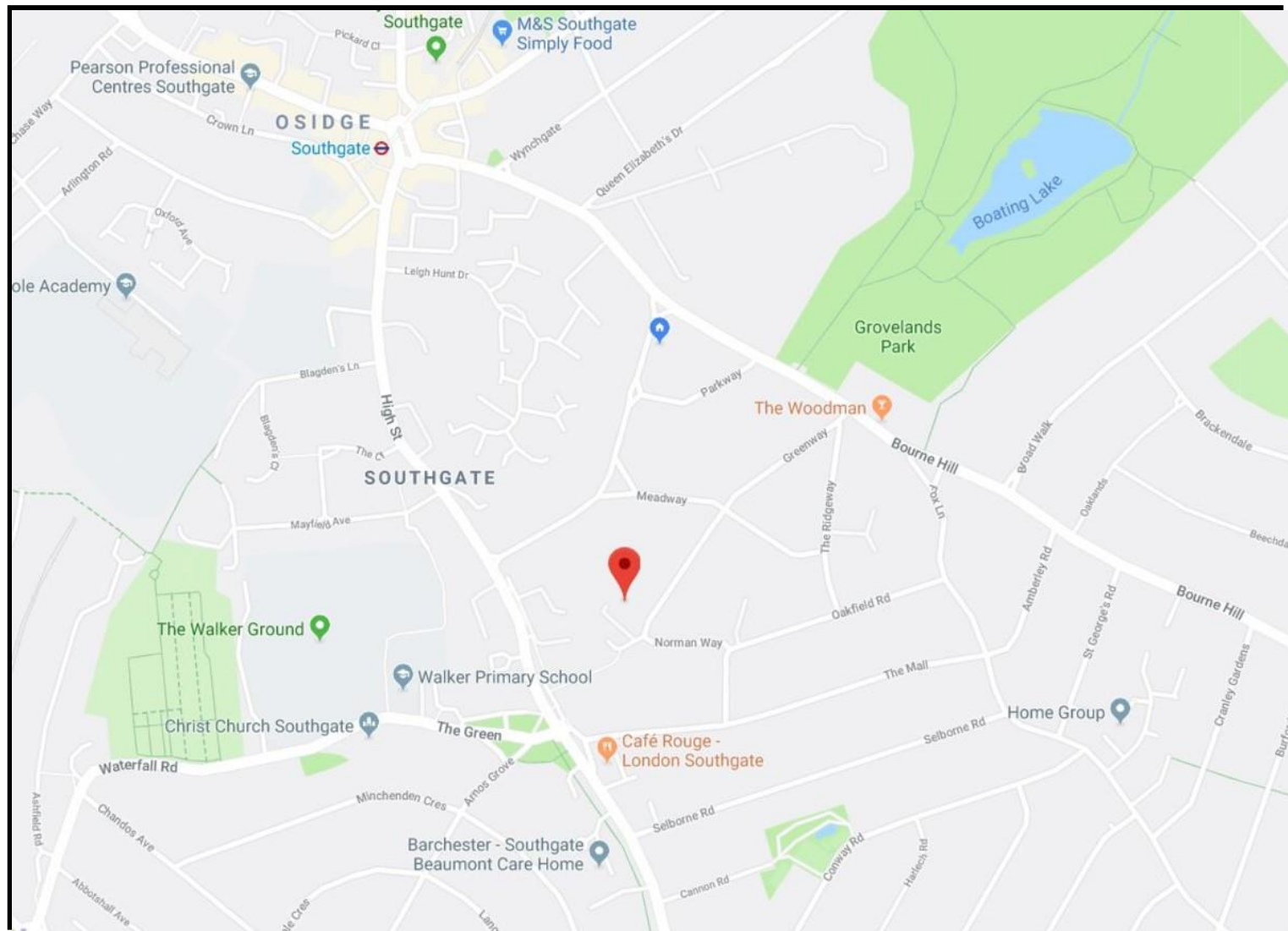
APPROX.GROSS INTERNAL FLOOR AREA 1700 SQ FT 158 SQ METERS




**FIRST FLOOR**




**GROUND FLOOR**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900  
[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022  
[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)