











Greenway, N146NS

£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.

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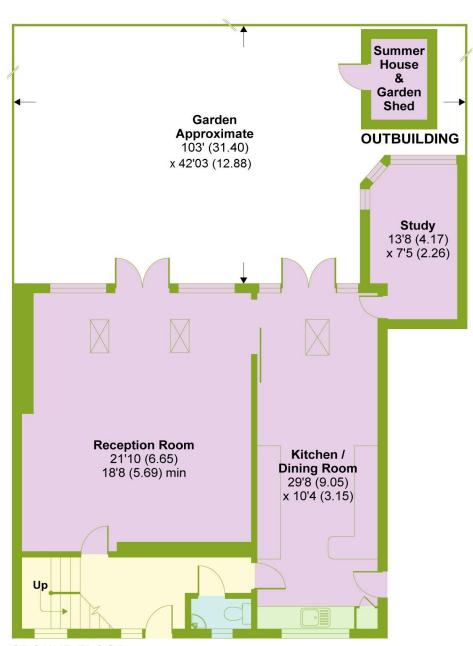
Greenway, Southgate, London, N14

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





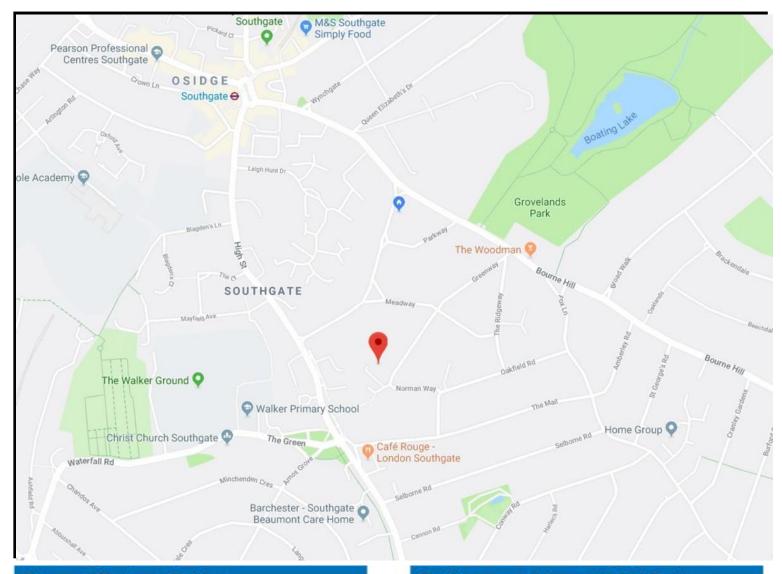
FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.



	Current	Potential
Very energy efficient - lower running costs	1	
(92-100) A		
(81-91) B		82
(69-80) C		02
(55-68) D	63	
(39-54)		
(21-38)		
(1-20) C		
Not energy efficient - higher running costs		

	Current	Potentia
Very environmentally friendly - lower CO ₂ emission (92-100)	54.	
(81-91)		
(69-80) C		77
(55-68) D		
(39-54)		
(21-38) F		
(1-20)		
Not environmentally friendly - higher CO ₃ emission	8	

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