



# For Sale

## Meadway, N14

### Asking price £1,300,000

A five bedroom semi-detached house situated in one of Southgate's most sought after locations "The Meadway Estate". This wonderful property consists of five bedrooms, solid wood floors to Master bedroom and one other bedroom, two bathrooms ( one ensuite ), two receptions, hallway and reception with real solid wood floors, bespoke solid wood staircase & upstairs galliered which were architect designed, downstairs W/C, spacious kitchen with solid cherry wood kitchen manufactured by David Armstrong bespoke kitchens with granite worktops and integrated appliances, gas central heating, double glazing and family bathroom.

Further benefits are 90' rear garden and large front garden, a garage to the side and off-street parking for multiple cars. The property is excellently located within an 8 minute walk to Southgate tube station (Piccadilly Line) and all of Southgate's shopping amenities. The property also benefits from potential to extend to the rear and the loft STPP.

**PROPERTY MISDESCRIPTION ACT 1991**

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

Nicholas James 34 High Street Southgate N14 6EE *Residential Sales – Lettings & Management Agents*  
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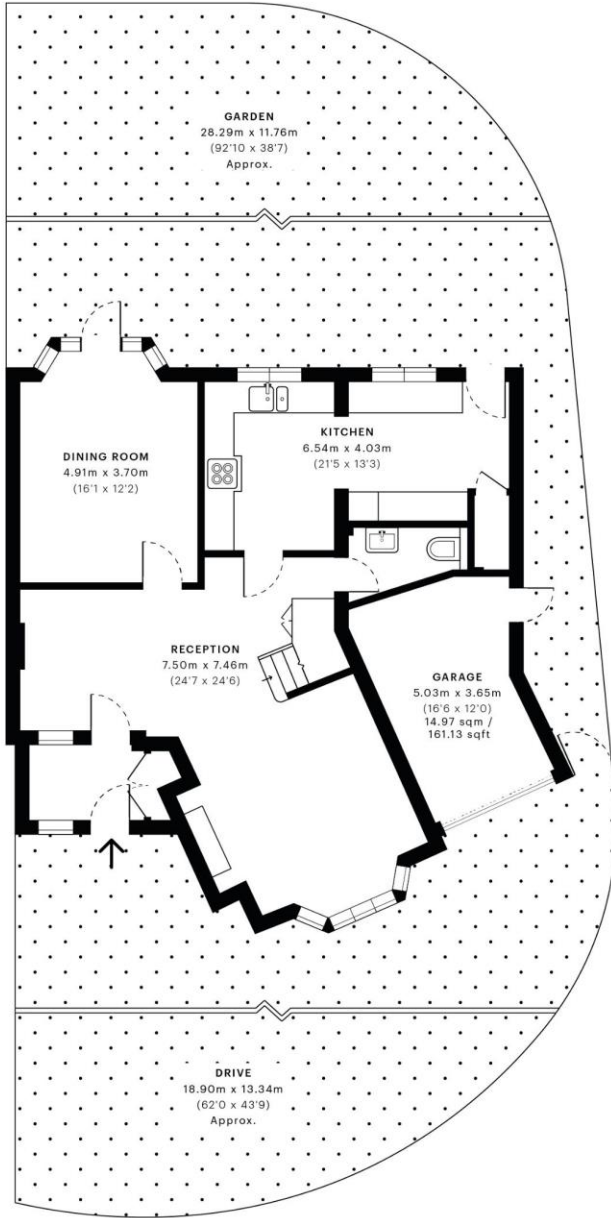


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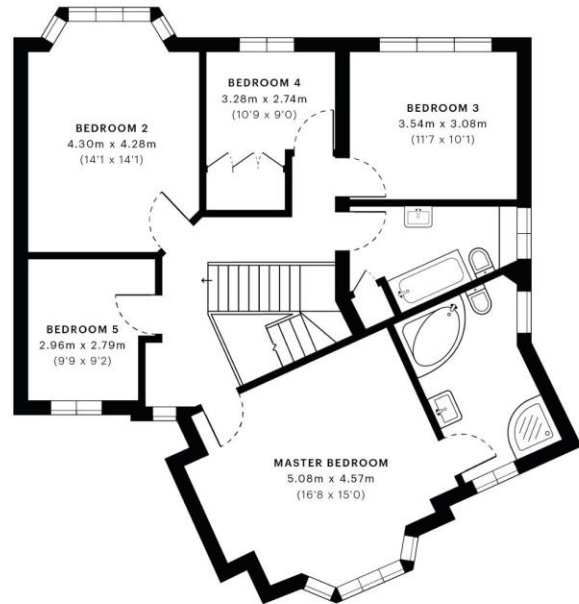
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— Ground Floor



— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**200.0 Sqm / 2152.8 Sqft**

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head etc.  
**183.6 Sqm / 1975.9 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
195.8 Sqm / 2107.7 Sqft

SPEC ID  
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IPMS 3C RESIDENTIAL  
185.1 Sqm / 1992.8 Sqft