



Greenway
London, N14 6NN

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Greenway

Exceptional Three-Bedroom Detached Home in Prime Southgate Location.

Nestled on a generous plot in one of Southgate's most sought-after locations, this stunning three-bedroom detached residence offers the perfect blend of luxury, comfort, and modern sophistication. Just a short stroll from Southgate Underground Station, vibrant shopping amenities, the picturesque Grovelands Park, and highly regarded schools, this home is perfectly positioned for convenience and lifestyle.

Elegant Interiors & Thoughtful Design: Upon entering, you are welcomed by an expansive and inviting hallway that seamlessly leads into a charming lounge with stylish pocket doors opening into an impressive super room. This beautifully designed space offers versatile family living, a dedicated dining area, and a bespoke modern kitchen featuring premium Miele appliances. Just off the kitchen, the former garage has been transformed into a practical utility room, enhancing functionality without compromising style. A guest cloakroom completes the ground floor.

Luxurious Bedrooms & Bathrooms: The first floor comprises three generously proportioned double bedrooms, including a sumptuous primary suite complete with air conditioning, a bespoke range of fitted wardrobes, and a luxurious en-suite shower room. A beautifully designed family bathroom serves the remaining bedrooms, all finished with high-end Porcelanosa tiles and sanitaryware.

Stunning Outdoor Space: Step outside to a beautifully landscaped rear garden, featuring a raised patio that transitions into a lush formal garden with manicured lawns and thoughtfully planted borders. At the rear, a bespoke garden room, currently used as a gym, provides a tranquil retreat or additional living space.

To the front, a landscaped driveway offers ample parking for multiple vehicles, complemented by a manicured lawn and soft landscaping to enhance the home's curb appeal.

Special Features:

- Part air-conditioned for year-round comfort
- Underfloor heating throughout for a sleek and modern touch
- Fully programmable mode lighting throughout the downstairs and in principle bedroom
- Premium 'Schuco' sliding doors for seamless indoor-outdoor living
- Sonos entertainment system with built-in ceiling speakers throughout the ground floor, principle bedroom and both bathrooms upstairs
- High-end Porcelanosa finishes throughout
- State-of-the-art Miele kitchen appliances
- Cat5 cabling throughout the property

Prime Location: Situated in the heart of Southgate, this home is just moments from Southgate Circus and Cannon Hill Parade, offering a fantastic selection of shops and restaurants. The green open spaces of Grovelands Park and Broomfield Park are within easy reach, while highly regarded primary and secondary schools make this an ideal family home. For commuters, Southgate Underground Station (Piccadilly Line) and Palmers Green Station (direct trains to Moorgate) provide excellent transport links into central London.

This is a rare opportunity to own an exceptional home in a highly desirable location. To arrange a viewing, contact our Hadley Wood team on 0208 440 9797.































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Approximate Gross Internal Area 2016 sq ft - 188 sq m

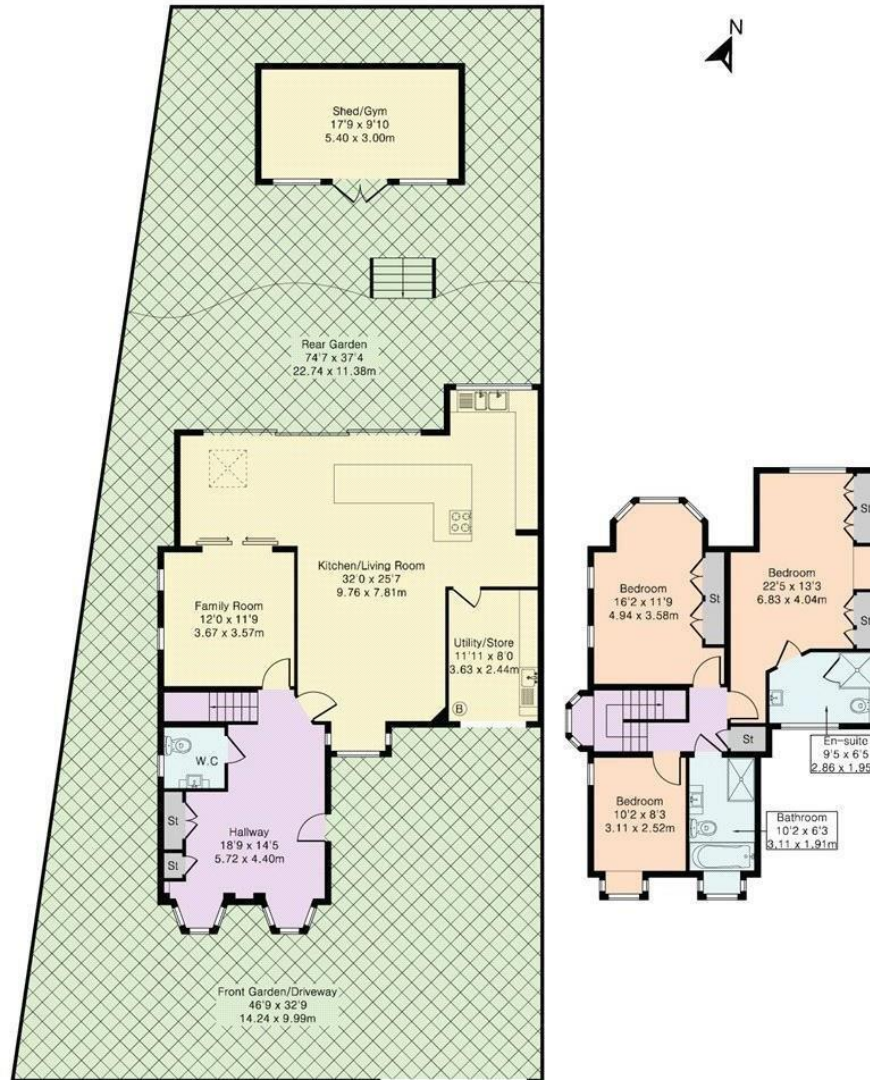
Ground Floor Area 1136 sq ft – 106 sq m

First Floor Area 706 sq ft – 66 sq m

Outbuilding Area 174 sq ft – 16 sq m

Council Tax – G Local Authority – Enfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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