



**Orchard Avenue, N14**

Guide Price £600,000-£625,000

Freehold

**Castles**



## Orchard Avenue, N14 4ND

A charming 1930's Terraced family home with driveway. Accommodation is refurbished to a delightful standard throughout, beautifully presented with modern designs and bathed in natural light. Composed of an inviting entrance hall, guest W.C., bay-fronted reception room to the front aspect, impressive open plan integrated kitchen/dining room opening to a large, tranquil secluded garden. Three delightful bedrooms and a stylish family bathroom. Peacefully located in this residential road and within close proximity to both Primary and Secondary schools. Also, equidistant to Oakwood and Southgate underground stations, High Street shops and restaurants. Trent Country Park with its Golf course and Equestrian Centre is also nearby.

EPC Rating: C  
Current: 72 Potential: 89

Council Tax Band: E

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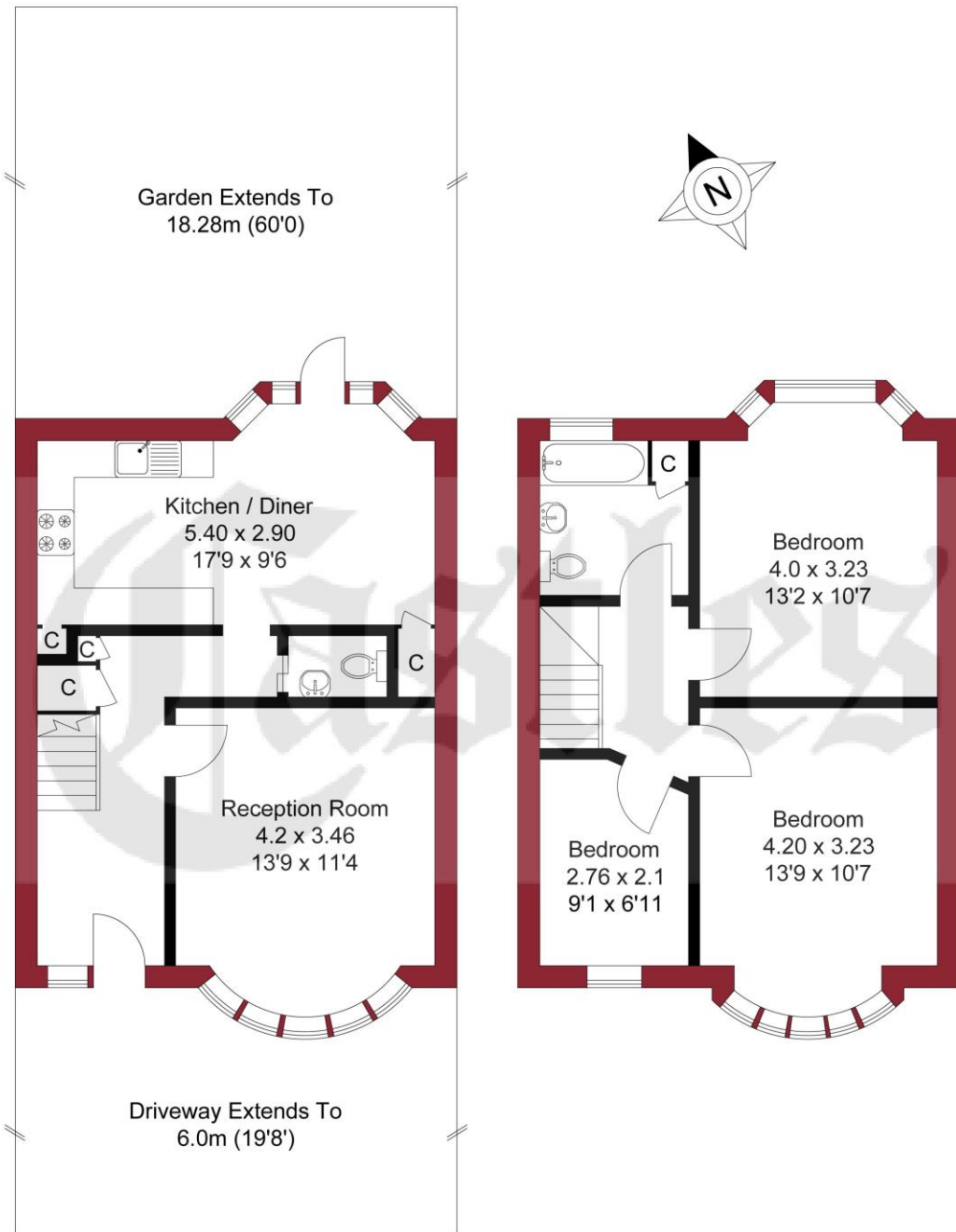








**APPROXIMATE GROSS INTERNAL AREA**  
81.41 sqm / 876.28 sqft



**GROUND FLOOR**

**FIRST FLOOR**

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

**.An overview of Southgate**

Southgate is a small, vibrant town located on the outskirts of North London which has a diverse population and historic architecture. The main high street parade of shops, known as Chase Road offers a diverse selection of shops, restaurants, independently- owned bars and cafes, beauty salons, sport facilities and recreational grounds.

**History**

Southgate was originally the *South Gate* of Enfield Chase, the King's hunting grounds. This is reflected in the street names Chase Road (which leads due north from the station to Oakwood, and was formerly the avenue into the Chase) and Chase Side. There is a blue plaque on a building on the site of the south gate. A little further to the south was another small medieval settlement called South Street which had grown up around a village green; by 1829 the two settlements had merged and the village green became today's Southgate Green.<sup>[2]</sup>

Becoming separate from Edmonton in 1881, Southgate had a population in 1891 of just 10,970. By 1901 the figure had moved up to 14,993, and by 1911 the figure had ballooned to 33,612, aided by the nearby railway station in Palmers Green.

Southgate was predominantly developed in the 1930s: largish semi-detached houses were built on the hilly former estates (Walker, Osidge, Monkfrith, etc.) following increased transport development. In 1933, the North Circular Road was completed through Edmonton and Southgate, and also in 1933, the London Underground Piccadilly line was extended from Arnos Grove (where it had reached the previous year), through Southgate tube station, on to Enfield West (now known as Oakwood). This unleashed a building boom, and by 1939 the area had become almost fully developed.

By 1951, the population had grown to 73,377 - falling by about 1,000 ten years later as many moved to new towns nearby.

**Housing Stock**

With its vast array of both Edwardian and Victorian properties and the progressive emergence of modern high specification developments, Southgate attracts many different types of property buyers and tenants, from professionals and families to first-time buyers and students. It is also very popular with buy-to-let investors. Property prices and rents reflect the predominately affluent area.

**Shopping, food and drink**

Southgate offers an array of shops, services, restaurants, bars and cafes, with a perfect blend of old and new. Shops on Chase Road include upmarket restaurants and supermarkets, such as the recently opened Waitrose, as well as numerous cafes/ coffee shops and bars spilling out onto the pavements. There is also a long-standing baker, Lefteris, as well as several butchers, a fishmonger and a greengrocer. Whether one is looking for traditional English grub or somewhere that serves something a little more Mediterranean, there is no shortage of options, elegant restaurants, bars and pubs to suit all tastes.

**Recreational Grounds & Amenities**

There are plenty of open green spaces in and around the area, including Trent Park. In addition there are a number of fitness centres.

**Transportation**

The property has excellent transport links with Southgate Underground Station (Picadilly Line) within walking distance. The area is also served by several popular bus routes. The North Circular Road and the A10 are the main trunk roads and the A111 through Southgate gives access to the M25 motorway at junction 24.

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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