



Waterfall Road

London, N14



Waterfall Road

This newly built 5-bedroom detached family home offers an excellent opportunity to acquire a modern and versatile living space in a highly desirable location. Designed with both style and functionality in mind, this property boasts a range of features that cater to contemporary family living.

Property Features:

- Five Double Bedrooms: Spacious bedrooms, including a luxurious principal suite with ensuite and panoramic views of the London skyline.
- Five Bath/Shower Rooms: High-specification bathrooms, including four ensuites, a family bathroom with a feature freestanding bath, and an additional guest WC.
- Versatile Living Spaces: The ground floor features a spacious reception hallway, a TV room, a study, and an open-plan super room with bespoke sliding patio doors which have automated roller blinds, providing seamless access to the rear garden.
- Modern Kitchen: A well-designed kitchen with plenty of storage, bespoke kitchen tops, dual/combi ovens, instant boil & chilled water, Tom Dixon pendant lighting and an adjoining utility/prep kitchen with a separate side entrance.
- Spacious South-Facing Garden: Approximately 85ft in length, the garden includes a patio terrace, formal lawn, water feature and a bespoke garden room, ideal for a home office, gym, or games room.
- Gated Driveway: A resin-bonded driveway provides secure parking for multiple vehicles.

Additional Features:

- Underfloor heating
- Rega Ventilation MVHR system covering entire house
- Kingspan timber framed SIP (structurally insulated panel) system, airtight – Energy Efficiency Rating 90, Environmental Impact 91
- Rationel Auraplust bespoke Scandinavian windows
- Bespoke internal doors, ironmongery & wardrobes
- Mitsubishi Ecodan ASHP powering Nu-Heat underfloor heating system throughout house
- Hormann electric remote operation garage door
- 6 CCTV cameras installed with integrated alarm system including panic button and App for live viewing and remote operation
- Automated gates can be operated remotely via App
- Cat 6 data points throughout house, all housed in patch panel within wall mounted comms cabinet
- Domus Group Oak timber flooring, Lusso Stone bathroom fittings, Zinc cladding to rear building facings

Location: Situated within the Southgate Green conservation area, this property enjoys a prime location close to local amenities, including shops, restaurants, and green spaces like Broomfield and Groveland's parks. Highly sought-after primary and secondary schools are nearby, making it an ideal choice for families. Excellent transport links are available with Southgate underground station (Piccadilly line) and Palmers Green station (trains to Moorgate) both under a mile away, offering convenient access to central London.

This home combines modern design with practical living spaces, making it a perfect choice for those seeking a contemporary family residence in a sought-after location.





























































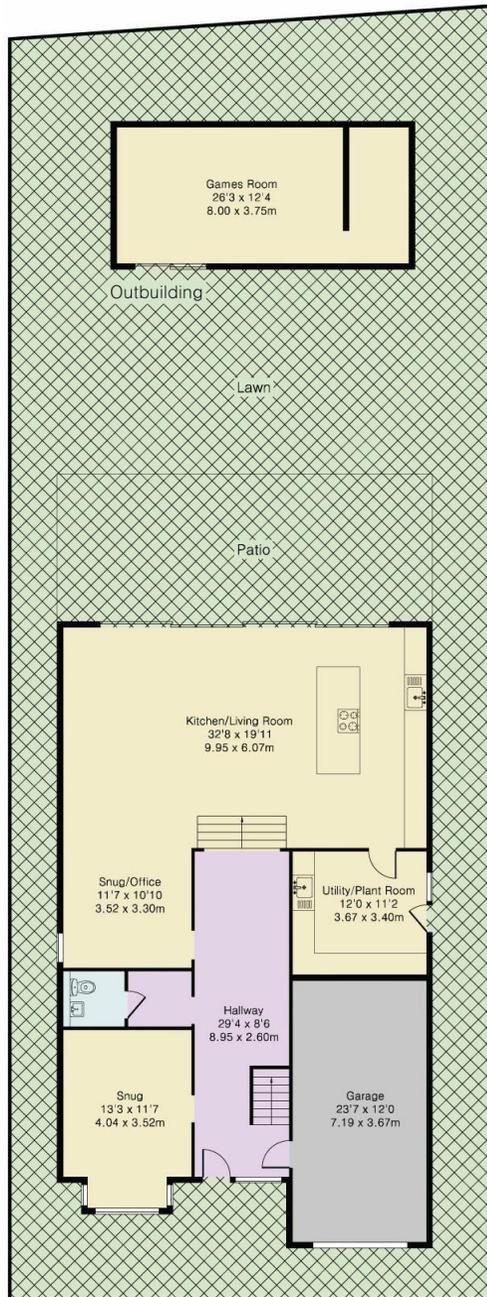






Energy Efficiency Rating

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



Ground Floor

Approximate Gross Internal Area 3153 sq ft – 293 sq m
 Ground Floor Area 1593 sq ft – 148 sq m
 First Floor Area 882 sq ft – 82 sq m
 Second Floor Area 355 sq ft – 33 sq m
 Outbuilding Area 323 sq ft – 30 sq m



First Floor

Second Floor

