



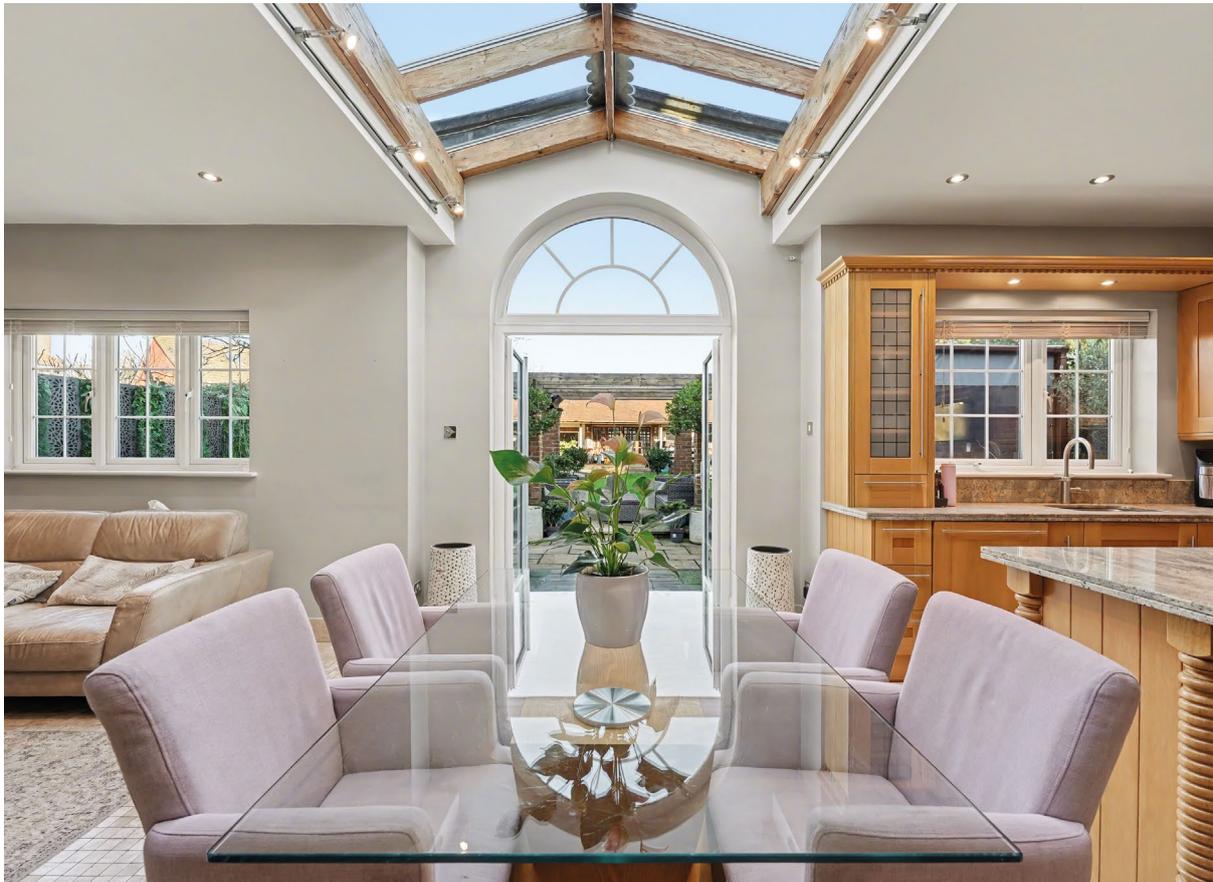
PRIME
MiHomes

05

— THE RIDGEWAY —

Elegant Ridgeway home offering versatile living spaces, private garden retreat and separate annexe ideal for multi-generational living.

Set along the prestigious Ridgeway in N14, this exceptional residence offers an impressive approximate total internal area of 2,344 sq ft (217.8 sq m) and is presented in pristine, turnkey condition throughout. Combining elegant proportions with a highly versatile layout, this is a home perfectly suited to both family living and stylish entertaining.



OVERVIEW:

- 4 bedroom semi detached house
- Offered on a chain free basis
- 3 bathrooms
- Off street parking
- Separate outbuilding/gym, ideal for fitness or home office use
- Luxurious principal suite with dressing room and en-suite
- Multiple elegant reception rooms
- Presented in pristine, turnkey condition throughout
- A short walk to Southgate station and Grovelands Park



The ground floor is thoughtfully arranged, centred around a welcoming entrance hall that leads to a series of beautifully appointed reception spaces. These include a formal reception room, a generous dining room, and a stunning open-plan kitchen/reception area forming the true heart of the home, with excellent natural light and direct access to the garden. An additional annexe-style kitchen/reception space provides flexibility for guests, extended family, or independent living. Practical elements such as a utility room and guest cloakroom are also conveniently positioned on this level.





Upstairs, the first floor offers well-balanced accommodation with multiple spacious bedrooms arranged off a central landing. The principal suite benefits from a dressing room and en-suite facilities, while additional bedrooms are served by stylish family bathrooms. The layout has been carefully designed to maximise privacy and comfort, making it ideal for growing families.



To the rear, the substantial garden features a dedicated BBQ area and a separate outbuilding currently arranged as a gym, creating an ideal environment for both relaxation and recreation.



Message from the owners

“Having lived on The Ridgeway, within the historic Meadway Estate, for over 30 years, it has been a truly special place to call home. We’ve raised our family here and made full use of a house and garden that are perfectly designed for both family life and entertaining.

One of the standout features is the award-winning Grovelands Park right on our doorstep, offering beautiful open space, lakes, and a wonderful setting for walks and outdoor activities. We’re also surrounded by the Lakes Estate, which includes access to a private tennis club. The Green serves as a fantastic social hub for the community, and our local pub—recently refurbished—has become a very popular spot among residents. There is a real sense of community here; neighbours know each other by name, and the tree-lined roads give the estate a particularly attractive and welcoming feel.

The area is also highly sought-after for its excellent schools, and the convenience of a tube station just an eight-minute walk away makes commuting into central London very easy. Overall, it’s a rare combination of tranquillity, community, and connectivity that has made living here so enjoyable for us over the years.”

Valuable information

EDUCATION:

🎓 St Monica's Primary School
0.4 Miles

🎓 St Anne's Catholic School for girls
0.9 miles

🎓 Walker Primary School
0.4 miles

🎓 Hazelwood Primary School
1 mile

🎓 Ashmole Academy
0.6 miles

🎓 Highlands School
1.5 miles away

TRANSPORTATION & LOCATION:

For commuters, Southgate Station is within easy reach, providing direct access to Central London, the West End, and Heathrow Airport, making it ideal for both work and travel.



The surrounding area is equally appealing. Located within the highly sought-after Southgate, The Ridgeway is renowned for its tree-lined setting and attractive period homes, offering a peaceful, residential feel while remaining exceptionally well connected. A variety of local amenities can be found nearby, including independent cafés, restaurants, and everyday conveniences, with further shopping and leisure options available in neighbouring areas such as Palmers Green and Winchmore Hill.

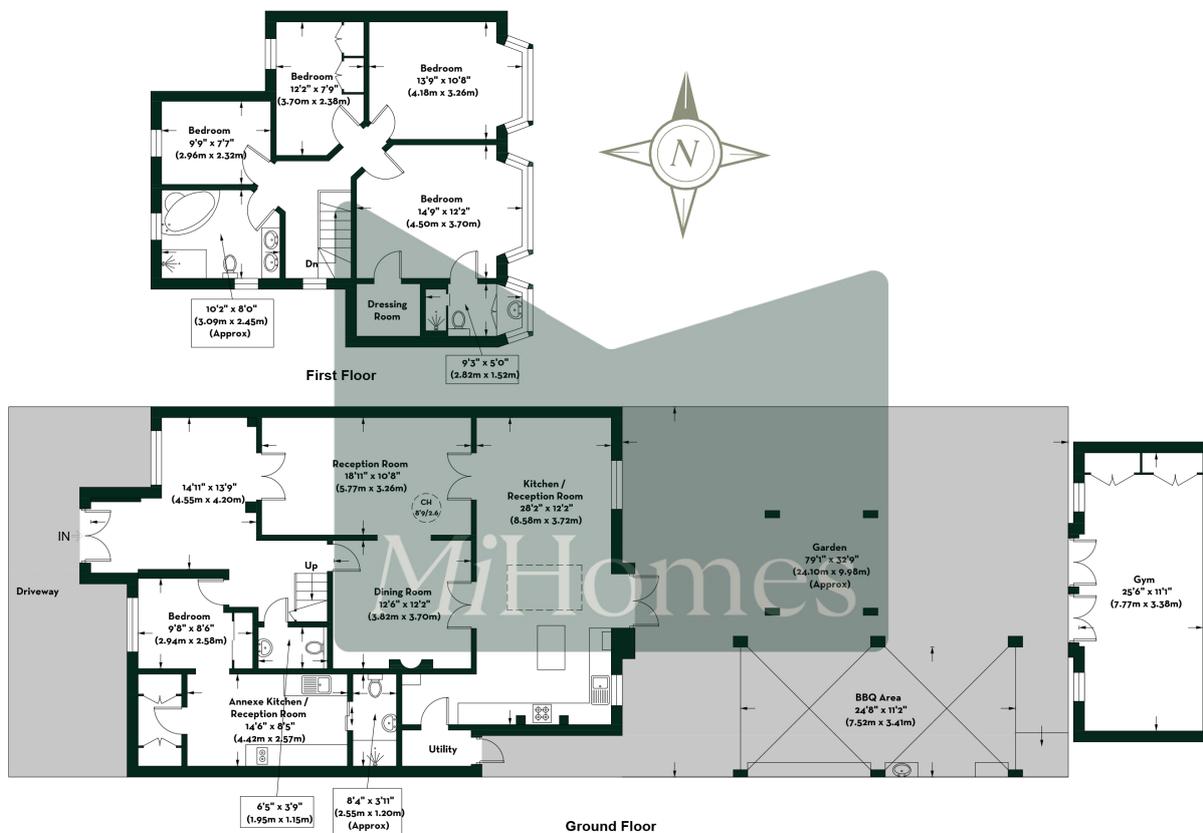
Green spaces are a standout feature of the location, with the beautiful Grovelands Park just a short distance away. This historic park offers expansive open lawns, mature woodland, a picturesque lake, and a café, perfect for weekend walks, outdoor activities, and family outings. Other nearby green spaces further enhance the lifestyle on offer, striking a perfect balance between suburban tranquillity and city convenience.

The area is also particularly well regarded for families, benefiting from an excellent selection of highly rated primary and secondary schools, making it a strong choice for those seeking good school catchment options.

This is a rare opportunity to acquire a substantial, impeccably presented home in one of North London's most desirable residential settings.



Floorplan:



5 THE RIDGEWAY, SOUTHGATE, LONDON, N14 6NX		
<ul style="list-style-type: none"> • EPC rating: D • Council tax band: G • Freehold 	<ul style="list-style-type: none"> • Approximate gross internal floor area: 2344 sq ft / 217.8 sq m 	<p>This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1140375)</p>



PRIME
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5 Reasons you can trust us to
secure your new home:

01

Dedicated whatsapp
group for effective
sales progression

02

Low fall through rate
(just 8%) compared to a
national average of over 35%

03

An average of 9 weeks
between sale agreed
and completion

04



Outstanding client service
(4.9/5 stars from over 470
Google reviews)

05

Over 80% of business
generated solely by
recommendations

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We would love to help you make this
dream a reality. Let's talk.