



Conway Road,, Southgate, London, N14  
£450,000 Leasehold

**Anthony Webb**  
ESTATE AGENTS

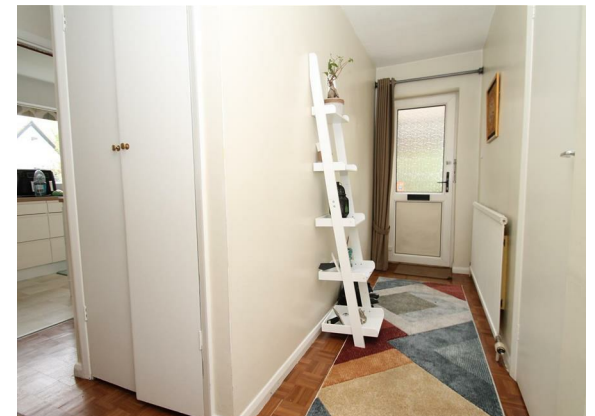
# Conway Road,, Southgate, London, N14

Well presented two double bedroom ground floor maisonette with own front door and rear garden located in a most desirable turning forming part of the Lakes Estate.

Conway Road is located between Fox Lane and Ulleswater Road and is within easy walking distance to Palmers Green mainline station into Moorgate as well as several local parks including Broomfield, Arnos and Grovelands Park. A short walk away you will find Conway Tennis club with café and a lovely variety of shops, boutiques, and restaurants in Southgate Green.

The property is currently rented out and the tenants will be leaving in October • Root barrier works/repairs were carried out in 2017 to protect against a nearby tree with protected status • 950 year lease remaining • New path to own side Entrance • hallway with parquet wood floor and two large storage cupboards • Spacious living room with wood floor and sliding doors to garden • Modern kitchen • Modern bathroom • Main bedroom with fitted wardrobes • Double glazing • Gas central heating • Sunny south facing rear garden with decked area and side gate measuring 28ft x 19ft.

- Two double bedrooms
- Ground floor maisonette
- Spacious living room
- Modern kitchen
- Modern bathroom
- Chain free
- Own front door
- Sole use of rear garden





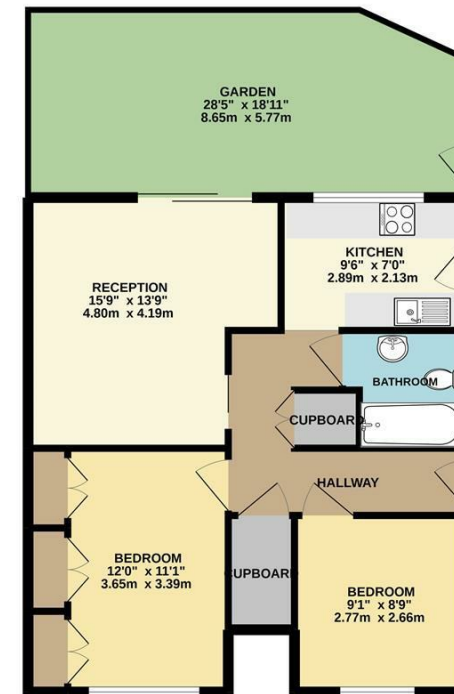
Conway Road,  
Southgate  
London  
N14 7BB

Tenure: Leasehold  
Gross Internal Area: 667.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS