



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

**Anthony Webb**  
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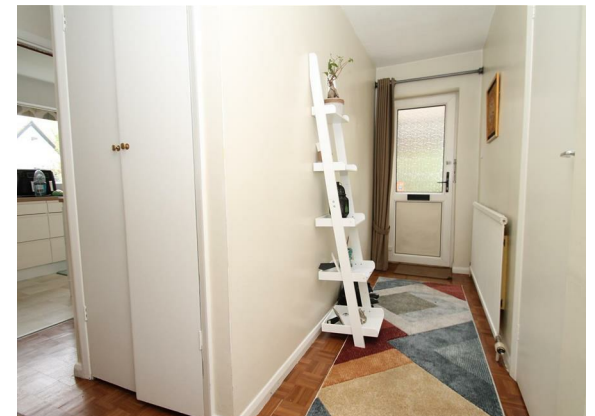
# Conway Road, Southgate, London, N14

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





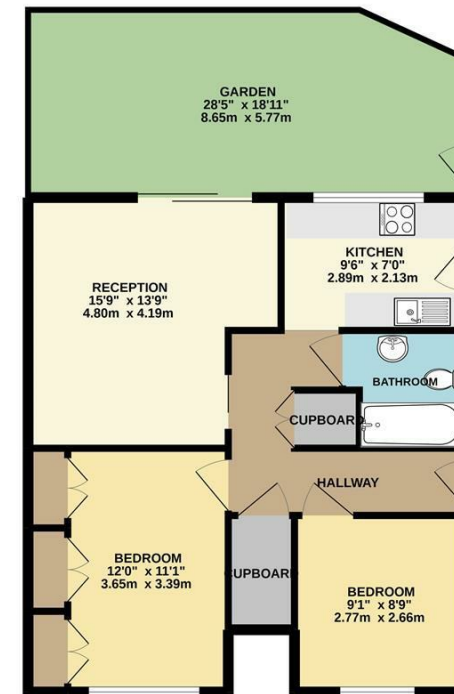
# Conway Road Southgate London N14 7BB

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		67	75
(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.  
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