



£595,000

**TENURE : SHARE OF
FREEHOLD**

Conway Road, London, N14

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

Ground Floor Conversion Flat

Two Bedrooms

Private Garden

Share of Freehold

**0.4 Miles to Palmers Green
Mainline Station**

Chain Free

Addison Townsend

155 High Street, Southgate, London, N14 6BP

info@addisontownsend.co.uk | 02088826828

Website: <https://www.addisontownsend.co.uk/>

ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this beautiful, two bedroom, ground floor Edwardian conversion apartment situated in the popular Lakes Estate conveniently situated within 1/4 mile of Palmers Green Mainline station. The property offers bright and spacious accommodation comprising; a large living room with double door access to a beautifully presented kitchen/diner; two double bedrooms and a well presented family bathroom. Externally the property boasts a private, 100' East facing rear garden with brick built outbuilding to the rear; and a front driveway offering off street parking. Offered for sale chain free.

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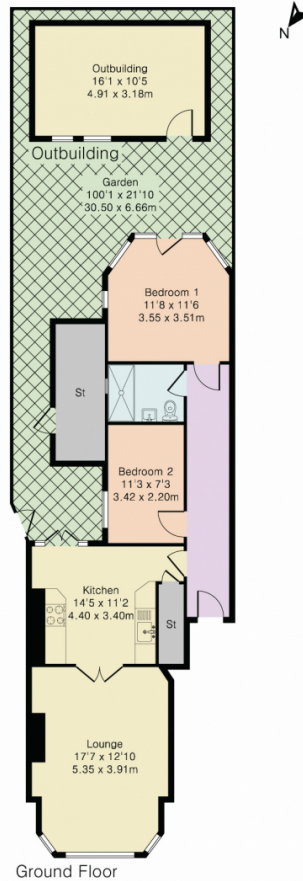
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Approximate Gross Internal Area 966 sq ft - 90 sq m
Ground Floor Area 798 sq ft - 74 sq m
Outbuilding Area 168 sq ft - 16 sq m



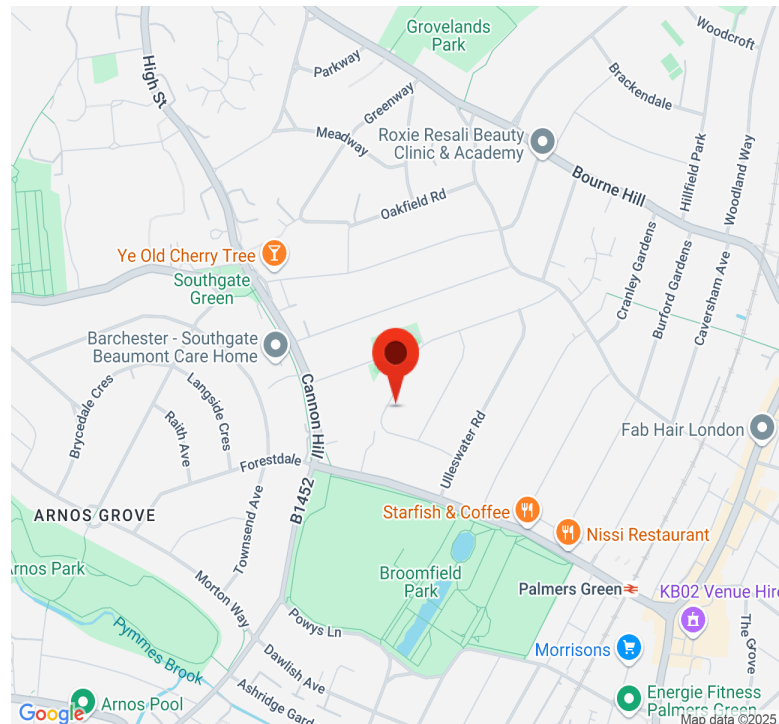
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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