

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



Offers over £600,000
Conway Road, London, N14



 **3**
Bedrooms

 **1**
Bathroom



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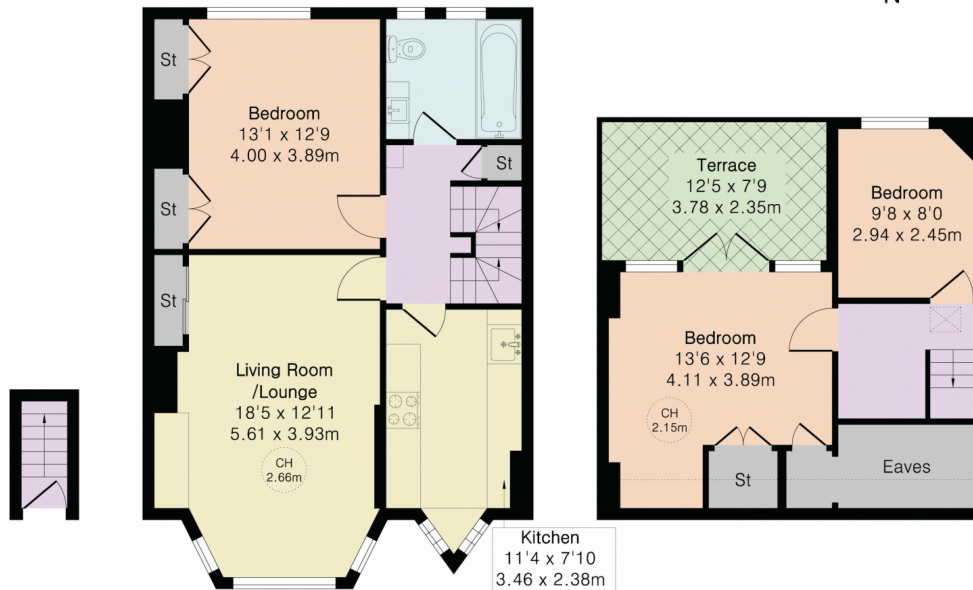
Addison Townsend are delighted to offer this beautiful, three bedroom duplex, first and second floor Edwardian conversion apartment situated in the popular Lakes Estate. The property is conveniently situated within 0.4 miles of Palmers Green Mainline station, 0.7 miles of Southgate Underground station, walking distance of Broomfield Park and in excellent primary school catchments. The property offers bright and spacious accommodation comprising; a large living room, a beautifully presented kitchen; a large double bedroom and a well presented family bathroom to the first floor. A spacious landing and staircase gives access to the second floor with two further bedrooms the main of which offers a beautiful balcony with stunning southerly-views over Central London.



Approximate Gross Internal Area 973 sq ft - 90 sq m

First Floor Area 626 sq ft – 58 sq m

Second Floor Area 347 sq ft – 32 sq m



Ground Floor First Floor

Second Floor



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 practice. 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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Address: Conway Road, London, N14

