



25 Conway Road, Southgate, N14
Chain Free £400,000 Leasehold - Share of Freehold

Anthony Webb
ESTATE AGENTS

25 Conway Road, Southgate, N14

Location! Location! A bright and spacious two bedroom, two bathroom apartment, situated on the second floor of a private purpose-built development dating from the early 1990s. The property which is located in the highly sought after Lakes Estate Conservation area requires updating throughout.

Conway Road is a quiet residential turning located between Fox Lane and Ulleswater Road within a short walk to Palmers Green mainline station into Moorgate. Southgate underground station (Piccadilly) and high road is a short bus ride away. Aldermans Hill and Green Lanes offer a wide range of shops, restaurants and cafes on your doorstep with Southgate Greens amenities including the Ye Old Cherry Tree pub also within easy reach. Green spaces are well catered for including both Broomfield and Grovelands parks.

Secure communal entrance • Lift to all floors • Good size hallway • Spacious reception room with fireplace and dual aspect windows • Double bedroom with en-suite bathroom • Second double bedroom • Fitted kitchen with appliances • Family bathroom • Electric heating • Double glazing • Allocated parking space.

Share of freehold with an underlying lease of 975 years

Service Charge - £200 p.m.

Ground rent- n/a

Enfield Council Tax Band E

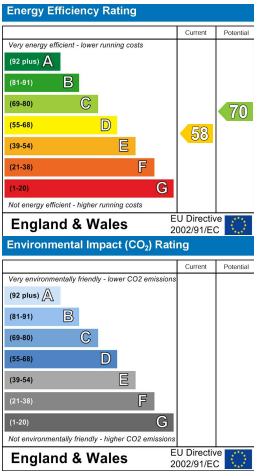
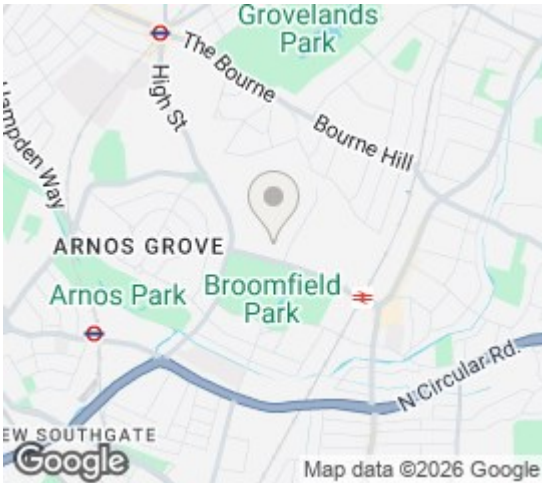
- Two bedrooms
- Second floor apartment
- Spacious living room
- Fitted kitchen with appliances
- Two bathrooms
- Lakes Estate location
- Allocated parking space
- Secure communal entrance
- The property requires updating throughout



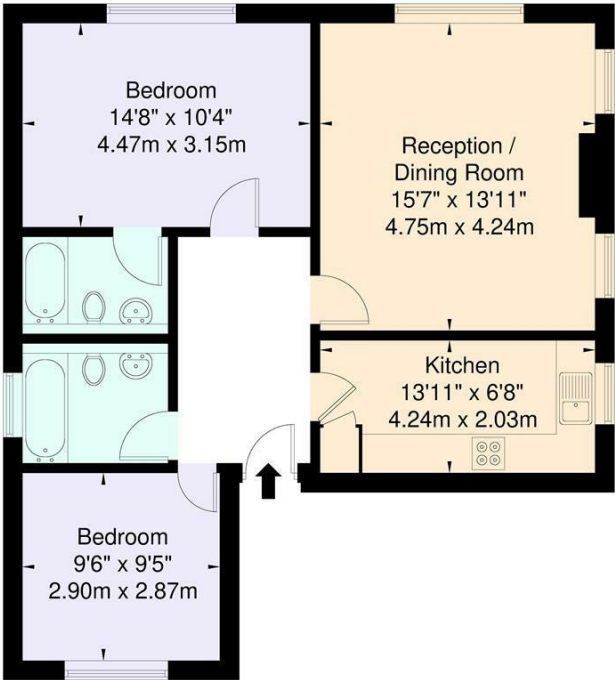


25 Conway Road
Southgate
N14 7BW

Tenure: Leasehold - Share of Freehold
Gross Internal Area: 754.00 sq ft



Ellena Court, Conway Road, N14 7BW
Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

