





Conway Road, London, N14

*** GUIDE PRICE £575,000 - £595,000 ***

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.





Tenure : Share of Freehold

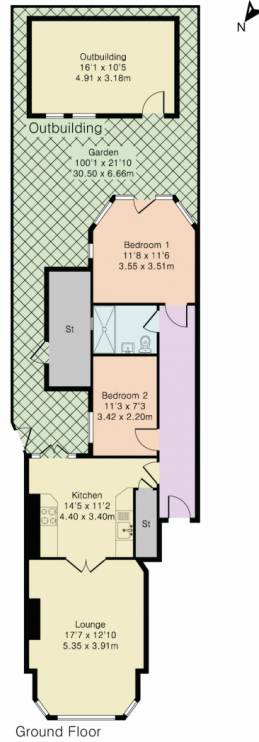
Council Tax Banding : D

EPC D

Sq.Ft : 966



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.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ternants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-100)	A		
(69-84)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(9-20)	F		
(1-8)	G		
Mid energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	
		Address: Conway Road, London, N14	



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