



**Conway Road, London
N14 7BD**

£1,300 Per Month

Spacious accommodation occupying the whole of the 1st floor and attic room of an Edwardian house with original features.

Sought after tree lined road in the lakes conservation area in London, Southgate.

Partly furnished consisting of 2 double bedrooms, large living room with large bay window, good sized kitchen/diner overlooking the garden, bathroom and separate WC. Shared access/ no internal separation. Shared gardens with one other flat. Rear garden bordering wooded area.

Gas central heating.

Rent: £1300 per calendar month. One month returnable deposit.

Bills in addition to rent - £98.62 council tax pcm, £21.82 water rates pcm plus own gas, electric, phone, broad band etc bills.

Ideally located for Palmers Green rail and bus routes. 15 minutes walk to both Arnos Grove and Southgate tube stations. Few minutes walk to Cherry Tree and Palmer Green restaurants/bars and shops.

Few minutes to Broomfield park and close to Groveland park.

On street parking.

Would suite professional couple.

Due to be decorated ready for occupation in July.

No agents.

No pets, no DSS.

