



Conway Road, Southgate

Let (Marketing)

£1,650 Per month (Available from 8th August 2026, Unfurnished)





Baker and Chase are delighted to present this charming converted period 1 bedroom ground floor flat, with an extra room that could be suitable for a number of different uses such as a child's bedroom, home office/study area, storage room or a dressing area. Own rear garden. Available 8th August 2026.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £49,500pa+.

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Baker and Chase are delighted to present this charming converted period 1 bedroom ground floor flat, with an extra room that could be suitable for a number of different uses such as a home office/study area, storage room or a dressing area. This lovely character property is located in one of Southgate's most picturesque and desirable locations. Ideally located for Broomfield Park and access to ample cafes and shops along Aldermans Hill.

The accommodation consists of a large 17.8' double bedroom, generous 17.5' living space, a lovely spacious 14.2' fully fitted kitchen/diner with a range of appliances, including an integrated fridge and a freezer plus a washing machine. There is space for a dishwasher or a tumble dryer if required. Inner lobby leads to additional storage space area with a door to your own pretty rear garden with lawn and patio area. Then you have access to a well equipped bathroom with a bath and walk in shower.

Conway Road is a short walk away (just 760 yards) from Palmers Green British Rail Train Station for the City and Hertford and Palmers Green High Street is also close by. There are bus links on Cannon Hill for Southgate London Underground Station (Piccadilly line) just 0.8 miles away.

The property is currently unfurnished and is available 8th August 2026.

For further details or to arrange your viewing, please contact our office.

Exterior

External original part glazed wooden front door leading to porch area with original tiled flooring, further wooden front door leading to

Hallway

Fitted carpet, picture rail, ceiling coving, door to under stairs storage cupboard.

Bedroom 1

Fitted carpet, double radiator, picture rail, ceiling coving, double glazed bay window to front, window blinds.

Bedroom 2/study

Laminate flooring, double radiator, picture rail, double glazed windows to side and front, wall mounted consumer unit and electric meter.

Lounge

Original stripped wood flooring, picture rail, ceiling coving, double radiator with radiator cover, shelf, original feature ornamental fireplace, tiled hearth and surround, ornate mantelpiece, single glazed French doors with bay windows to own rear garden.

Kitchen/diner

Vinyl flooring, picture rail, double radiator, shelf above, single glazed window to side, frosted single glazed window to side, single glazed sash window to side, shelf, range of wooden wall and base units, laminated roll top worktops, 1 & 1/2 bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks, built in Zanussi electric hob, built in electric oven and grill, Hisense washing machine, integrated fridge, integrated freezer, space for a tumble dryer or dishwasher, ample space for a dining table. Part glazed door leading to

Inner lobby

Vinyl flooring, part glazed door leading to rear garden, hatch access to ceiling storage area, double doors leading to airing cupboard housing brand new wall mounted Vaillant combi boiler, ample storage. Further part glazed door leading to





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Bathroom

Vinyl flooring, single glazed sash window to rear with roller blind, fully tiled walls, wall mounted mirror fronted medicine cabinet, panel enclosed bath, mixer tap, pedestal wash hand basin, low flush wc, walk in shower cubicle with wall mounted Mira electric shower, double radiator, chrome heated towel rail.

Rear garden

Own rear garden, large patio area, outside water tap, lawn, flower and shrub borders, approximate 30'

Disclaimer

Lettings Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.





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Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

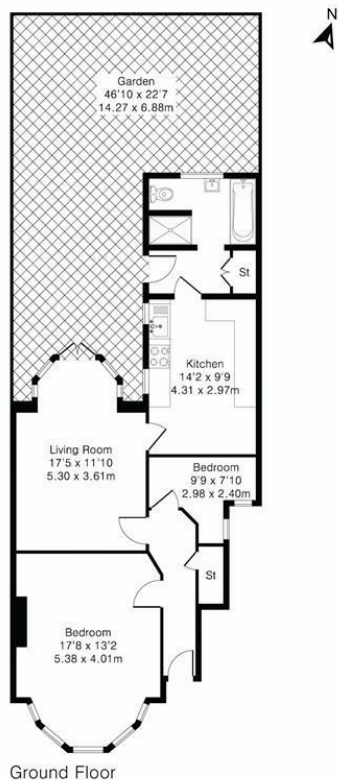
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



Approximate Gross Internal Area 765 sq ft – 71 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.



EPC Rating E / Local Authority: Enfield / Council Tax Band: D / Deposit required: £1,903

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