



55 Conistone Way, London, N7 9DD

Carter Reeves is proud to present this amazing 5 bedrooms flat split on two levels with a separate lounge & garden. Located mins walk from Caledonian Overground station. The property is fully spec'd in terms of decor. This property is perfect for students at any of London Leading universities, Available in September. Viewings Highly Recommended.

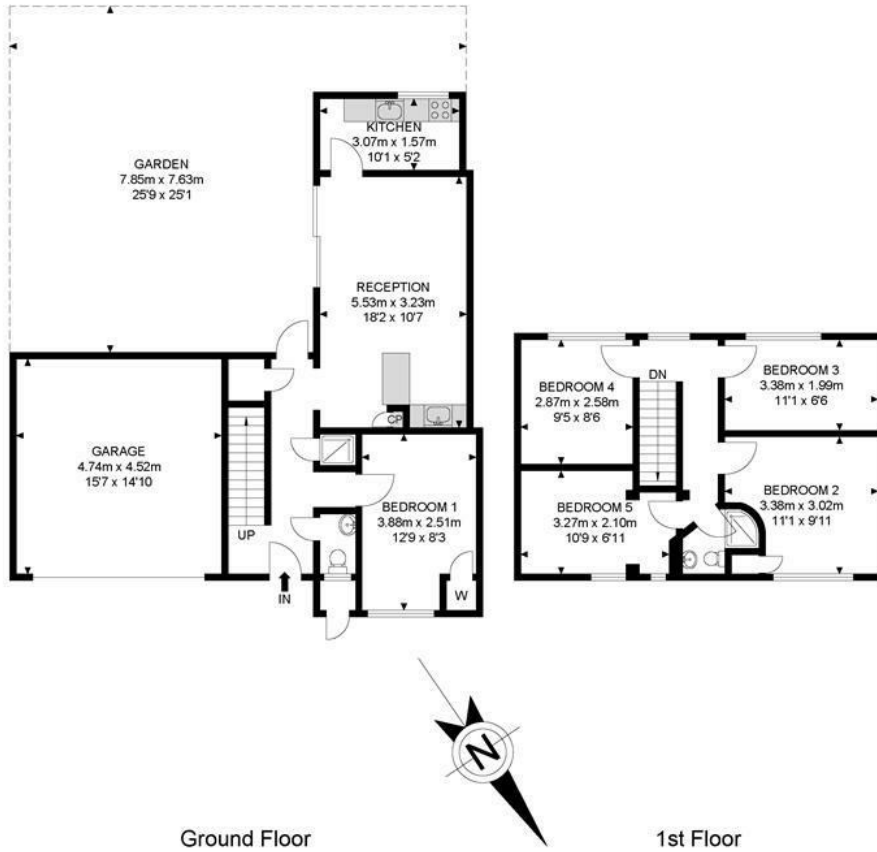
This property boasts a fully furnished, 5 decent size rooms, separate lounge, wooden flooring throughout, features modern kitchen and appliances, striking decor, ample storage space. The property has 2 showers and 2 WC and a separate WC. This property is ideal for working professionals or students. The overall property is light and airy and not to forget it also has a garden to the rear.

The property is only a very short walk away from Caledonian Road overground, The bus links are also very good taking you throughout London. Well located for the shops, bars, and restaurants, Short walk to Kings Cross.

- 5 Double Rooms
- Separate Lounge
- Modern Decor
- Wooden Flooring Throughout

£3,550 Per month

Coniston Way



Ground Floor

1st Floor

APPROX. GROSS INTERNAL FLOOR AREA 939.68 SQ FT / 87.30 SQM
 GARAGE AREA 230.34 SQ FT / 21.40 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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IMPORTANT NOTICE
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.