



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 728 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 728 SQ FT / 68 SQM	Swains Lane
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Date: 05/04/22
	photoplan



Swains Lane N6 6QS Share of Freehold £675,000

Offered in superb condition is this 728 sq.ft (68 sq.m) bright and spacious one bedroom garden flat within this period conversion featuring private **FRONT & REAR GARDENS** as well as **ALLOCATED OFF STREET PARKING**.

The flat has been recently refurbished by the current owner and features wood flooring, a period style fireplace, modern fitted kitchen, en-suite shower room, and guest WC, The reception/conservatory leads directly to the private rear garden as well as a private front garden accessed via the bedroom.

The building is opposite numerous shops and eateries and literally a stones throw from the open spaces of Hampstead Heath. Several bus routes are nearby with Kentish Town, Archway and Tufnell Park Underground Stations and Gospel Oak Overground all within walking distance

Energy Efficiency Rating	
Current	Potential
73	79

Environmental Impact (CO ₂) Rating	
Current	Potential
73	79



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

Swains Lane, N6 6QS

