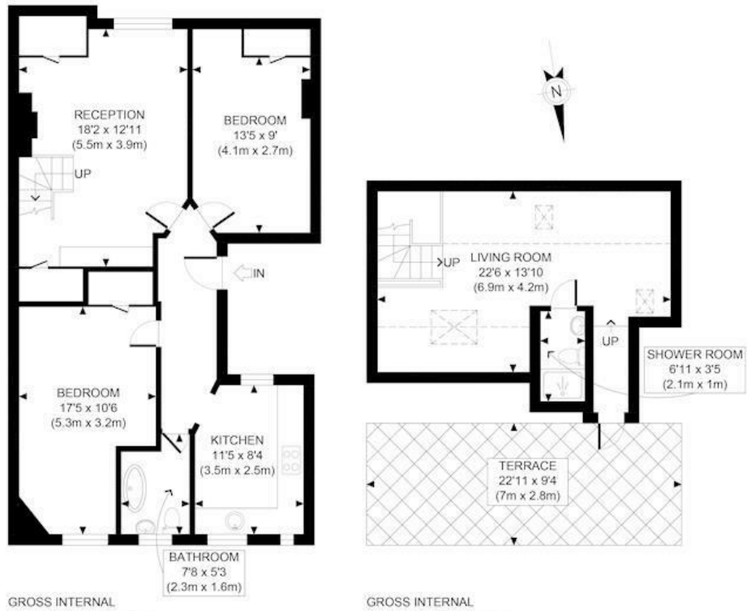
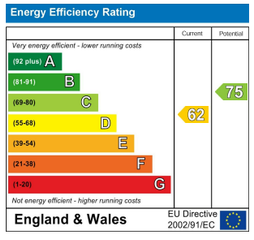
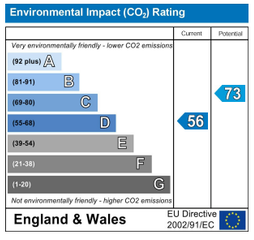


APPROX. GROSS INTERNAL FLOOR AREA 1094 SQ FT / 102 SQM	Swains Lane
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/07/20
	photoplan





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.

FITZROY'S

RESIDENTIAL SALES & LETTING AGENTS

Swains Lane
N6 6QX
Guide Price £849,950

A two bedroom split level apartment arranged over the top two floors of this 1920's built Tudor style building with the benefit of a large (shared) roof terrace with panoramic leafy views towards Highgate Village. The flat offers bright and spacious accommodation currently providing two second floor bedrooms, a living room, kitchen and bathroom, with an internal staircase leading to the third floor loft conversion which also benefits from a small shower room. This room has direct/private access to the roof terrace. Located on Swains Lane with it's abundance of shops, cafes and restaurants and within a short walk of Parliament Hill Fields. Hampstead Heath & Waterlow Park. Several bus routes are close by whilst Gospel Oak, Kentish Town, Tufnell Park & Archway Stations are all within walking distance.

CHAIN FREE & SHARE OF FREEHOLD

19A SWAINS LANE HIGHGATE LONDON N6 6QX
TELEPHONE 020 8341 9000 FACSIMILE 020 8341 9070
EMAIL fitzroys-fitzroys@btinternet.com www.fitzroys.co.uk
JACK A. SHORN

Swains Lane, Highgate N6 6QX