



APPROX. GROSS INTERNAL FLOOR AREA 1996 SQ FT / 185 SQM
Ref: Copyright **photoplan**
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



Hillway
N6 6EP
£2,100,000

Located on the East side of Hillway on the much sought after private gated Holly Lodge Estate and situated within moments of the open spaces of Parliament Hill Fields and the varied shops and eateries along Swains Lane.

This link detached house of some 1996 sq. ft. features an extended kitchen/diner with glazed Conservatory style roof, plus two intercommunicating reception rooms, a further study or bedroom five, utility room and a guest WC. The first floor comprises of a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

The house features an attractive 68' tiered East facing rear garden as well as a number of original features including some parquet flooring and wood panelling in the hallway.

AN UNCONVERTED LOFT GIVES THE OPPORTUNITY TO CREATE FURTHER SPACE, SUBJECT TO THE RELEVANT PLANNING PERMISSION BEING GRANTED.

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

Hillway, London N6 6EP

