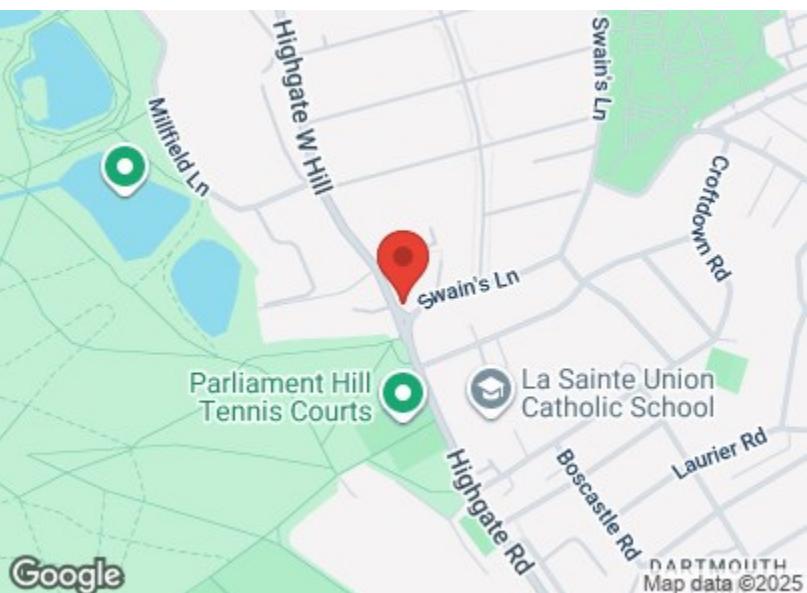


| | |
|---|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 930 SQ FT / 86 SQM | Swains Lane |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 04/01/23 |
| photoplans | |



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 86 | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | 86 |
| (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 | England & Wales | EU Directive 2002/91/EC |

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 6AG
£4,400 Per Month**

LET - Built in 2019 is this 2/3 bedroom, 1/2 reception room FIRST FLOOR LIFT SERVICED apartment within this modern prestigious development located at the foot of Highgate West Hill at the junction of Swains Lane and diagonally facing onto Hampstead Heath. The apartment features reception room leading onto a further reception/study/bedroom three, luxury fitted kitchen, en-suite shower room to the master bedroom plus a family bathroom, utility room and excellent built in storage, Prestige communal entrance hall and passenger lift serving the building. Numerous shops, cafes & eateries are on the doorstep as are several bus routes, Northern Line Underground Stations & Gospel Oak Overground Stations are also easily accessible.

AVAILABLE IMMEDIATELY - UNFURNISHED - TAX BAND G

Swains Lane, London N6 6AG

