

GROUND FLOOR
GROSS INTERNAL FLOOR AREA WITH GARAGE 1465 SQ FT
FLOOR AREA WITHOUT GARAGE 1073 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2463 SQ FT / 229 SQM	Hillway
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 2071 SQ FT / 192 SQM	date 28/04/25
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.	

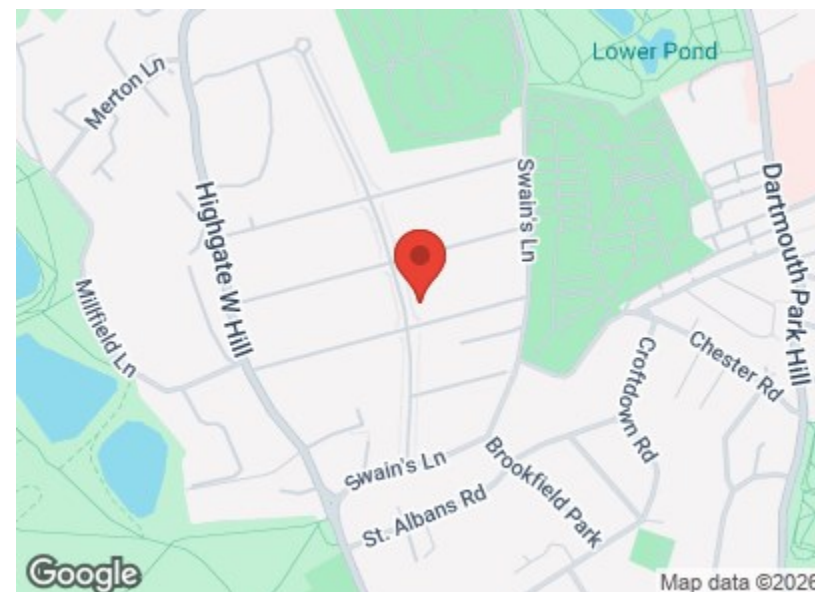


Hillway N6 6HH Freehold £2,350,000 CHAIN FREE

A rarely available linked-detached family home on the sought after private Holly Lodge Estate. Currently comprising 5 bedrooms, formal reception, a further open plan reception/dining area, kitchen, family bathroom, downstairs shower room & WC, garage, car port and garden conservatory with mature gardens. A perfect opportunity to modernise a house that has been in the same ownership for many decades.

A SPACIOUS LOFT SPACE WITH VIEWS OVER LONDON COULD BE CONVERTED SUBJECT TO PP.

Tree-lined Holly Lodge Estate sits moments from Hampstead Heath and Highgate Ponds with Swains Lane at the bottom of the hill offering a wide variety of shops and eateries. Public transport includes several bus routes, access to three Northern Line Underground Stations and Gospel Oak Overground.



Energy Efficiency Rating	
Current	Potential
	80
50	

Environmental Impact (CO ₂) Rating	
Current	Potential

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.

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