



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 610 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT / 57 SQM	Highgate West Hill N6
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: 21/10/20
	photoplan



Highgate West Hill N6 6NP Guide Price £630,000

CHAIN FREE- An attractive and well presented two bedroom **GARDEN** conversion located moments from Hampstead Heath and the shops and eateries along Swains Lane.

The flat is in excellent condition and features a private patio garden, master bedroom with built in wardrobes and period style fireplace whilst the attractive reception room also features a period fireplace and built in storage. Both the bathroom and fitted kitchen offer a modern contemporary finish. The flat also benefits from timber double glazed sash windows throughout.

Transport is provided by way of several bus routes close by and with Kentish Town, Archway and Tufnell Park Underground Stations and Gospel Oak Overground all within walking distance.

Energy Efficiency Rating	
Current	Potential
78	78

Environmental Impact (CO ₂) Rating	
Current	Potential
81	81



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.

Highgate West Hill, Highgate N6 6NP

