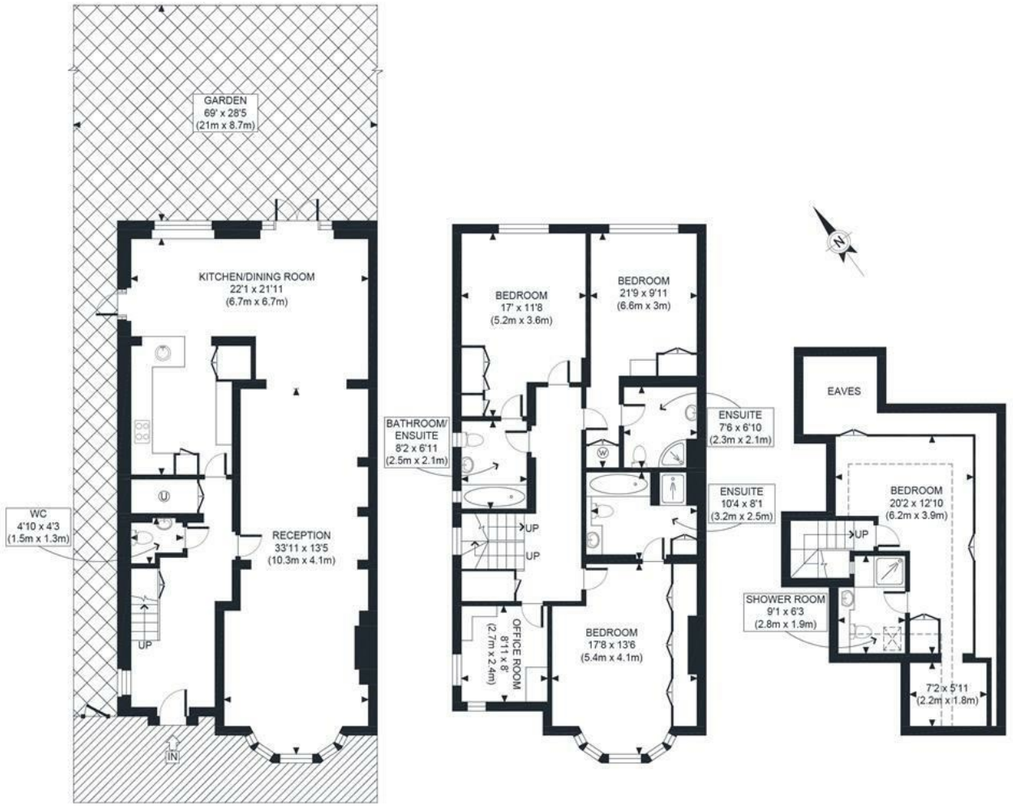
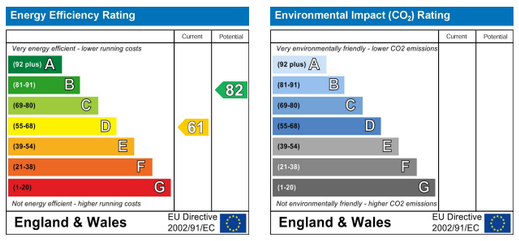


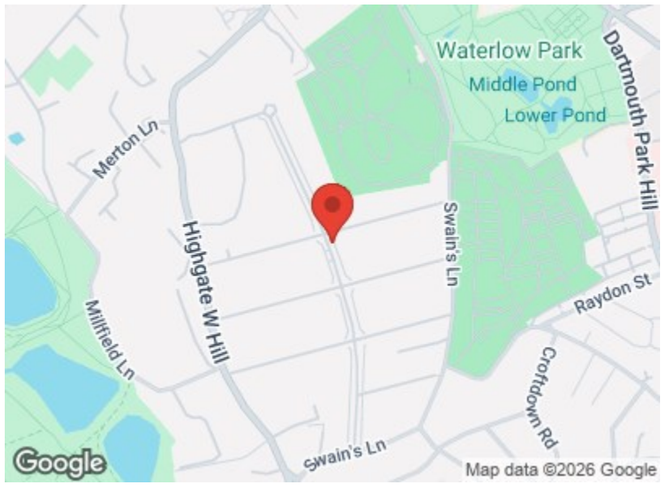
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1024 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1001 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 452 SQ FT
FLOOR AREA WITHOUT EAVES 327 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 2477 SQ FT / 230 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 2352 SQ FT / 219 SQM 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 date 26/06/26 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

Hillway
N6 6EP
Chain Free £2,500,000

An opportunity to purchase a CHAIN FREE (2352 SQ FT - 219 SQM) five bedroom, four bathroom Link-detached house on the ever popular Holly Lodge Estate featuring a triple length 'L' shaped reception/dining area opening out onto a well fitted kitchen the hallway has a guest cloakroom and utility room. The property is offered in excellent condition throughout with a mature easterly facing rear garden.

The Holly Lodge Estate benefits from a private park located at the top of Hillway for residents use, part gated access and well maintained communal areas. Both Highgate Village and the shops and eateries around Swains Lane are minutes away as are the acres of parkland that is Hampstead Heath.

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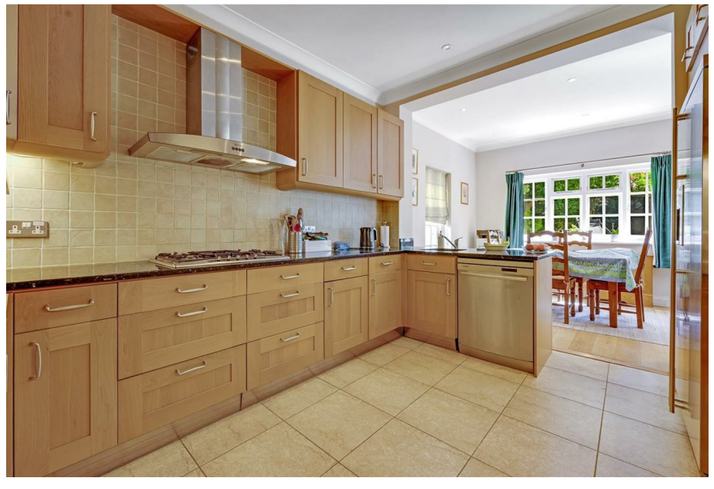
JACK A. SHORN

Hillway, London N6 6EP