

Swains Lane, , Highgate, N6 6QR

£1,800,000

An attractive semi-detached residence with high ceilings and very bright accommodation arranged over two floors. Originally a four bedroom house it has now been remodelled and comprises 3 bedrooms, large bathroom (originally bedroom 4), store room (originally bathroom), spacious double reception room, kitchen, cloakroom, off street parking for 2 cars, and southerly rear garden. There is scope for a loft conversion (subject to consent). The property is situated in an extremely popular position, close to local shops, restaurants, bus routes and also the ever popular expanses of Hampstead Heath and Parliament Hill Fields.

Reception Room
15'5" x 14'9" (4.71 x 4.51)



Bedroom 1
16'4" x 12'7" (5.00 x 3.84)



Dining Room
15'1" x 12'4" (4.61 x 3.77)



Bedroom 2
13'6" x 12'6" (4.13 x 3.82)



Kitchen
13'4" x 10'11" (4.07 x 3.34)



Bedroom 3
10'11" x 8'11" (3.33 x 2.72)

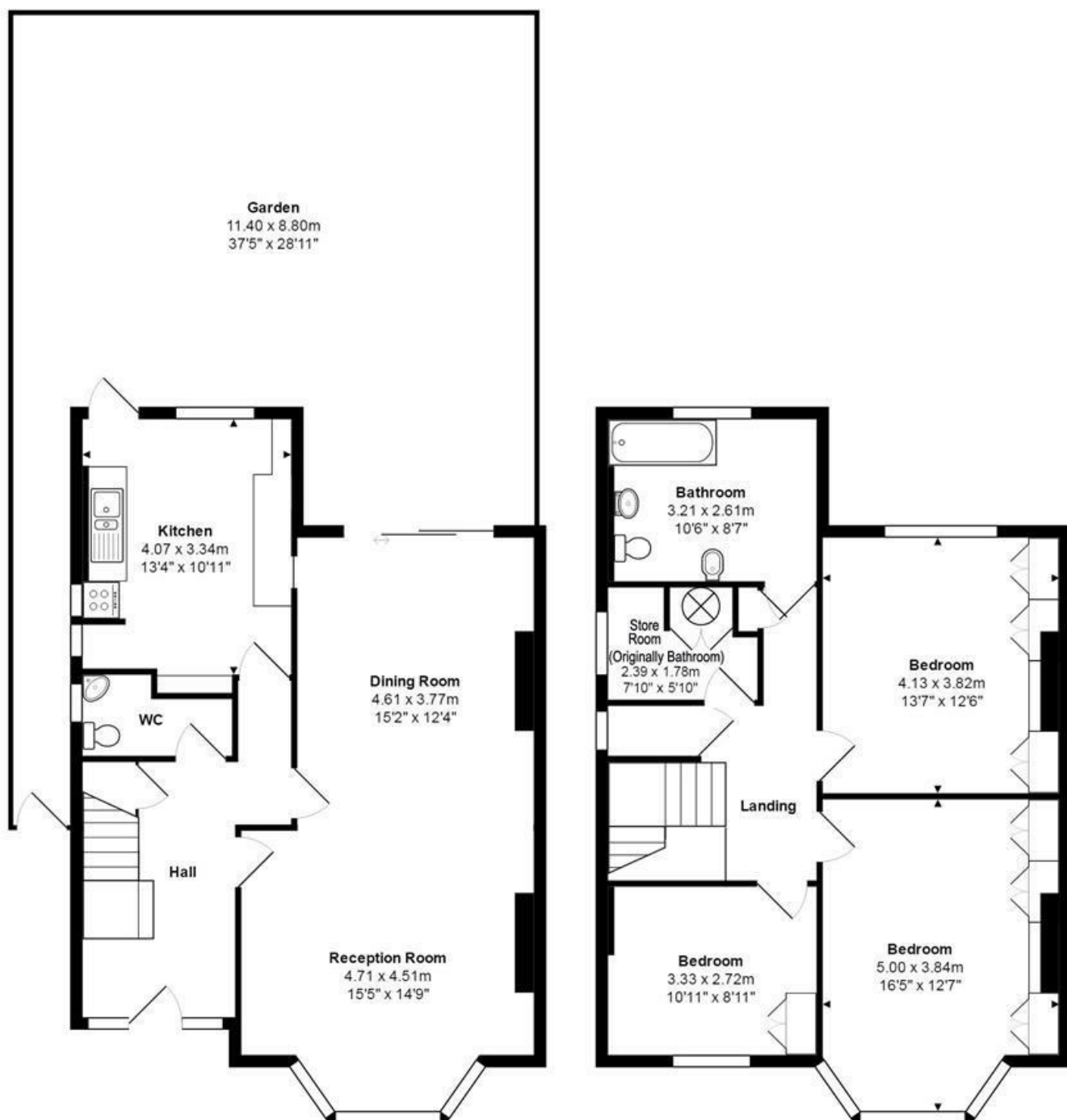


Bathroom
10'6" x 8'6" (3.21 x 2.61)

Store Room
7'10" x 5'10" (2.39 x 1.78)

Garden
37'4" x 28'10" (11.40 x 8.80)





Total Area: 135.7 m² ... 1461 ft² (excluding garden)
All measurements are approximate and for display purposes only.
This floor plan should be used for illustration purposes only and in no way
should be used to value a property for the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		