

Swains Lane, London, N6 6PJ

£1,795,000

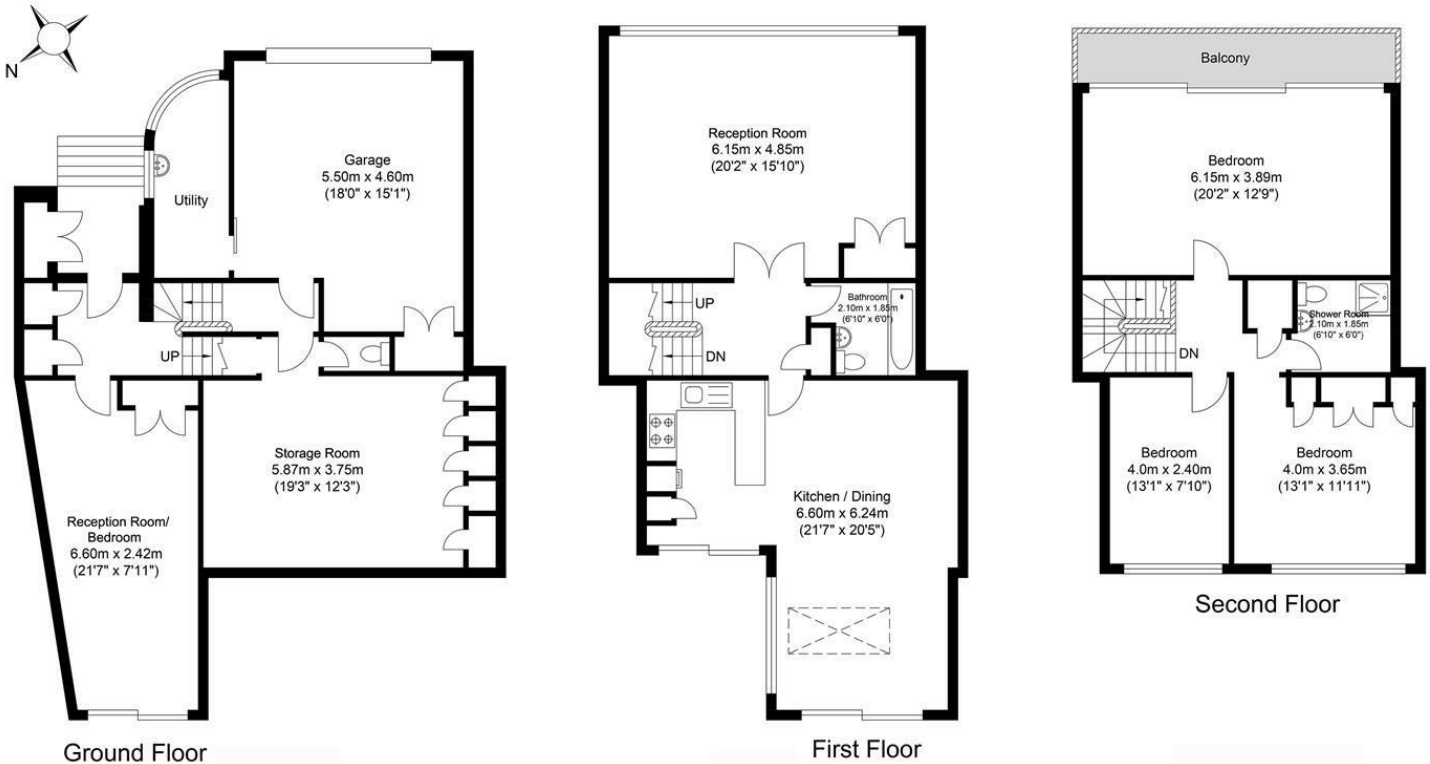
This wonderful 3/4 bedroom family house is a truly fine example of early 1970's modernist architecture. This particular end of terraced property, which occupies a plot wider than its neighbours, may benefit from some updating, although it's perfectly "liveable" as is, and offers bright, practical and well planned accommodation. Far reaching views may be enjoyed from the higher floors. The prime, central Highgate Village location adds to the property's undoubted appeal. Waterlow Park, the area's highly regarded schools and the shops and eateries of the Village are all just moments away. The vast and verdant acres of Highgate Ponds and Hampstead Heath are a short walking distance as is Highgate Northern line Underground Station.

* Superb Central Village Location * 3/4 Bedrooms * Bathroom * Shower Room * Bedroom 4/Reception Room * Main Reception Room * Kitchen/Dining Room * Utility Room * Storage Room* Double Garage * Southerly Balcony * Private Garden * Further Communal Garden * Delightful Views *





Approx Gross Internal Floor Area (Inc. Garage): 219.94 sq. m. (2367.41 sq. ft.)
Garden Measurement - (12.90m x 8.90m = 42'3" x 29'2")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Details issued are subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	48	72
EU Directive 2002/91/EC		