



DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

Day Morris Estate Agents
61 Highgate High Street, Highgate, London, N6 5JY
Tel: 0208 348 8131
Email: highgate@daymorris.co.uk
www.daymorris.co.uk



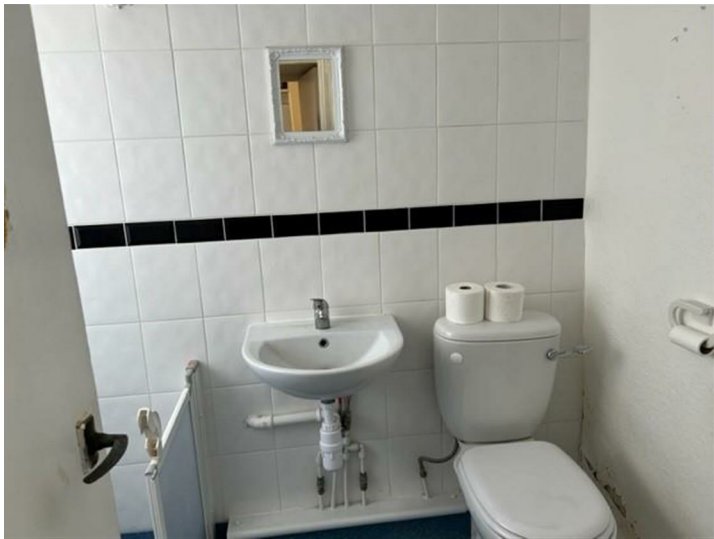
Hamilton Road, East Finchley, N2 0SW

£585,000

A Victorian terraced property with accommodation arranged over two floors, requiring total refurbishment and offering scope for loft conversion subject to planning permission

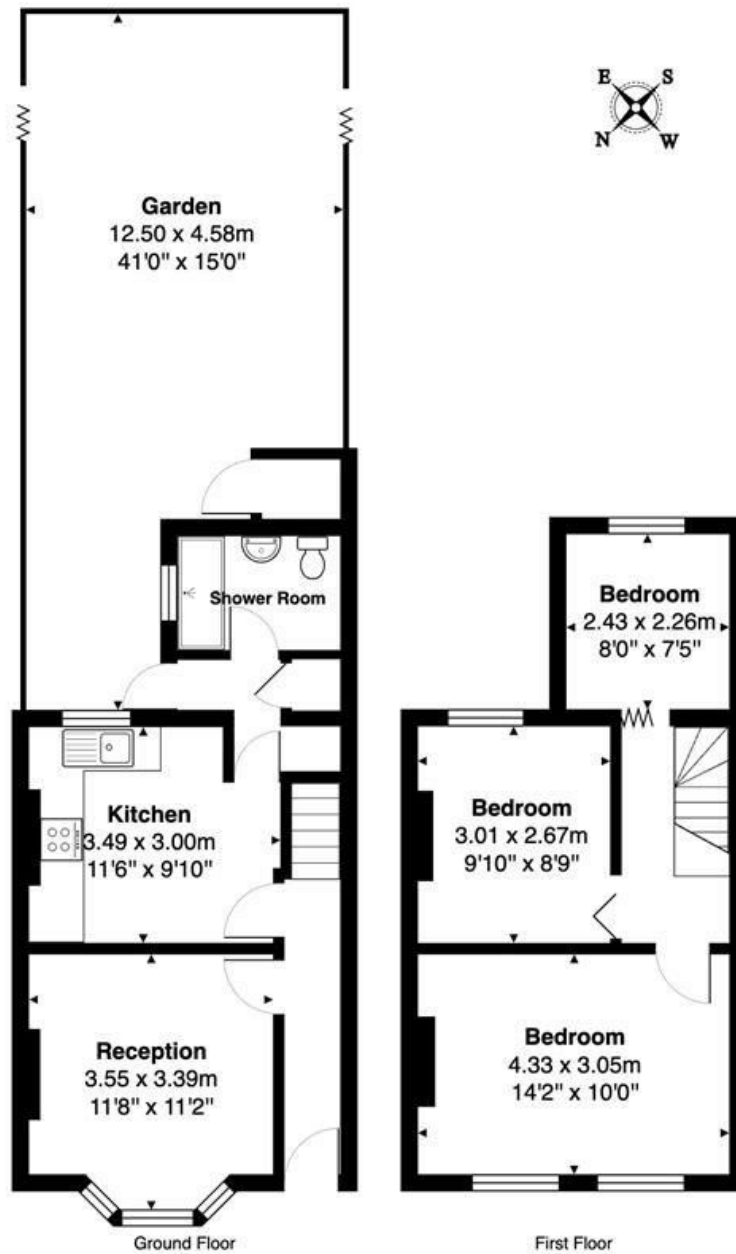
The property is situated in a quiet turning off East End Road, on the border of Hampstead Garden Suburb, within close proximity to bus routes and local shops.

* 3 Bedrooms * Shower Room * Reception Room * Kitchen * Sunny Garden * Council Tax Band D * EPC D *





Hamilton Road, London, N2 0SW



Total Area: 66.6 m² ... 717 ft² (excluding garden)

All measurements are approximate and for display purposes only.

These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(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			
(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		EU Directive 2002/91/EC	