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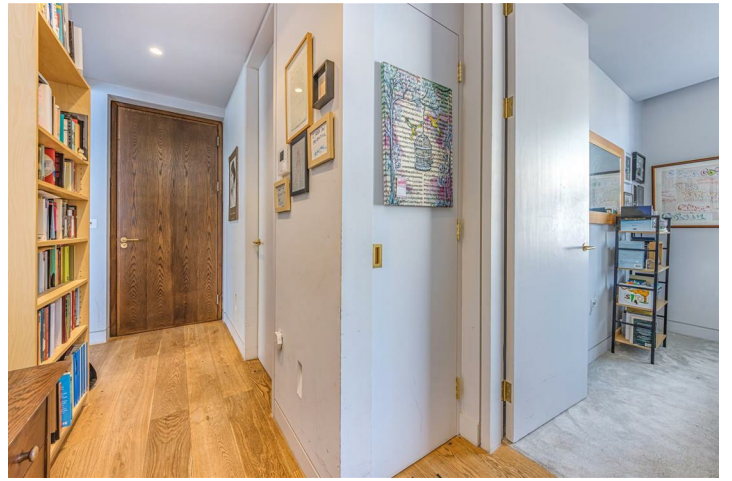


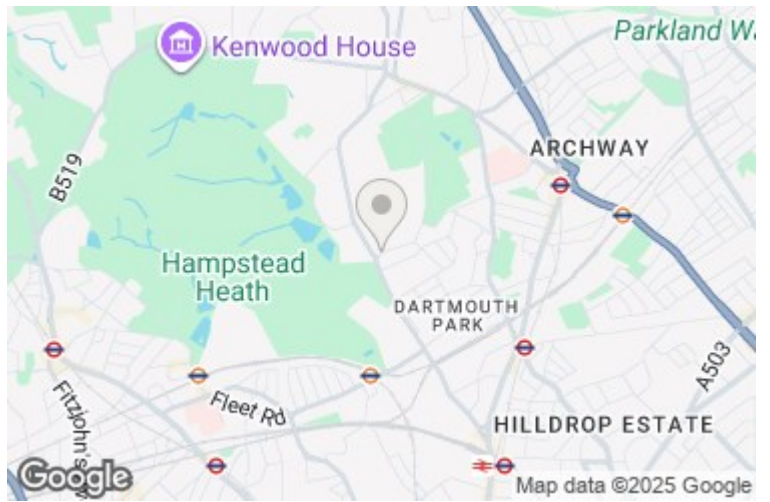
## Swains Lane, Highgate, N6 6QX

**£825,000**

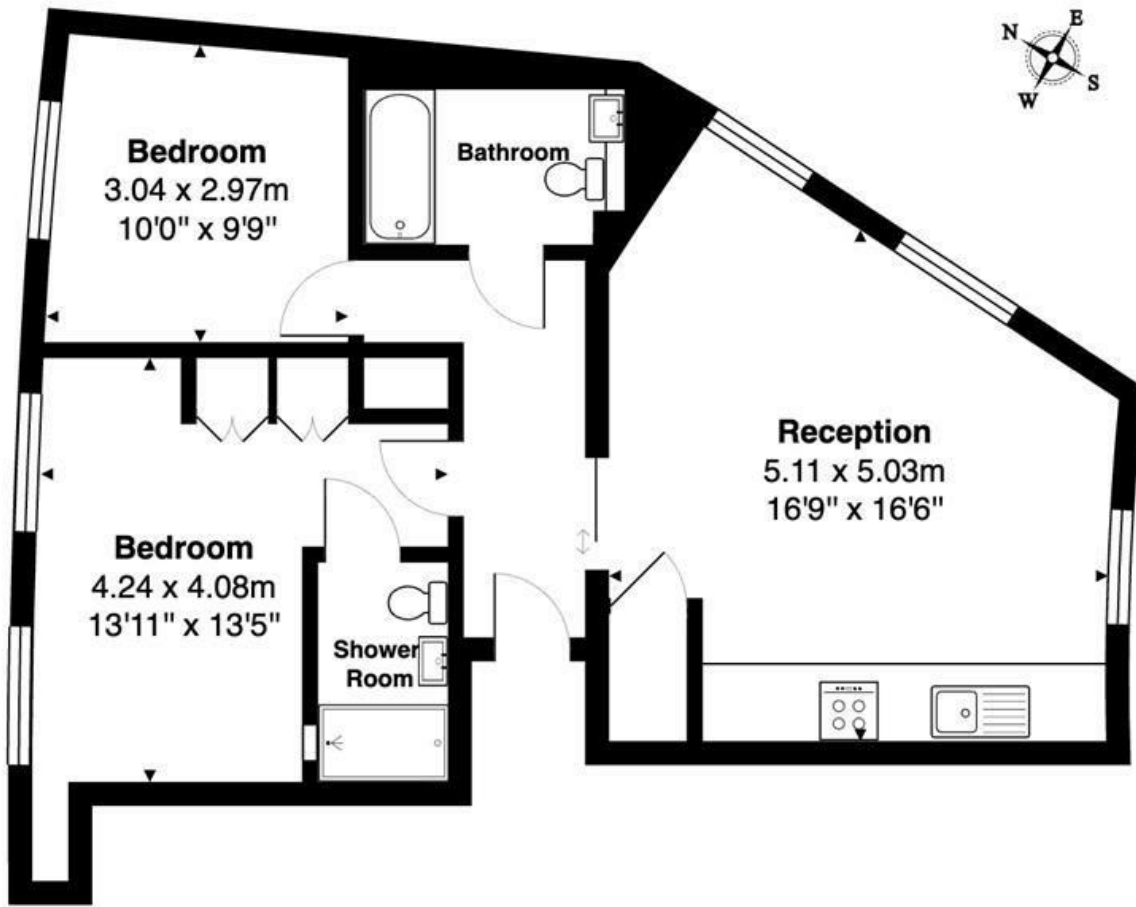
This stylish first floor flat in recently build development offers a delightful blend of modern living and convenience. The flat features two bedrooms, each with its own en-suite bathroom, and reception room with an open-plan kitchen. With generous ceiling heights throughout, the flat feels airy and bright, enhancing the overall sense of space. The property also benefits from lift access. Situated in an excellent location, amidst a vibrant shopping and eateries district. Additionally, the vast green spaces of Parliament Hill Fields are just moments away.

\* 2 Bedrooms \* 2 Bathroom en Suite \* Reception Room \* Open-Plan Kitchen \* Lift \* EPC B \* Council Tax Band F \*





Sonny Hights East, Swains Lane N6 6QX



First Floor

Total Area: 64.5 m<sup>2</sup> ... 694 ft<sup>2</sup>

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		85	85
		EU Directive 2002/91/EC	

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