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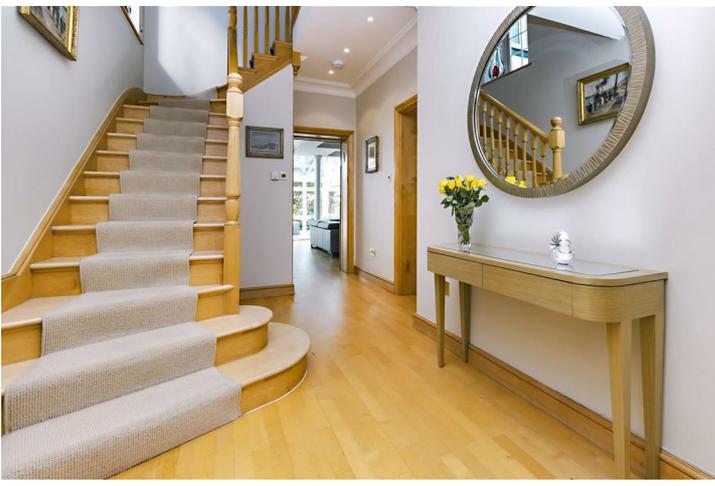


## **Hillway, Highgate, N6 6DP**

**£2,950,000**

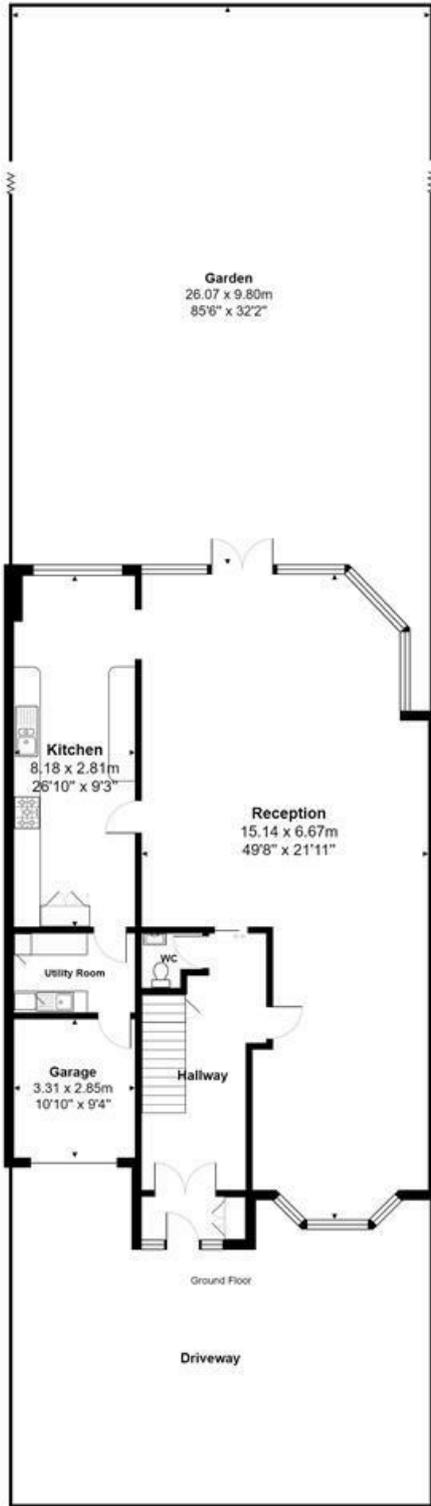
Situated on the private Holly Lodge Estate on the upper part of Hillway, an impressive 5 bed family house with excellent kerb appeal. This wonderful house, approached via a large driveway, affords some 2,850 sq. ft. of accommodation with the emphasis on entertaining. The house benefits from a vast 49'x 22' reception room and this leads on to a beautiful well stocked garden. Trendy Swains Lane with its good mix of shops and eateries are just a fleeting walk away as are Hampstead Heath and Highgate Ponds. Transport links are also excellent with bus, tube and Overground all within easy reach.

\* Principle Bedroom \* En-Suite Dressing Room & Bathroom \* 4 Further Bedrooms \* Study Area/Potential 6th Bedroom \* 2 Further Bathrooms \* Enormous Reception/ Dining Room \* Stunning Kitchen/Breakfast Room \* Utility Room \* Guest WC \* Garage/Storage Room \* Plentiful Off Street Parking \* 85' Garden \*





Hillway, LONDON, N6 6DP



Total Area: 265.2 m<sup>2</sup> ... 2855 ft<sup>2</sup> (including garage and restricted heights on top floor)  
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			
		65	78
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	