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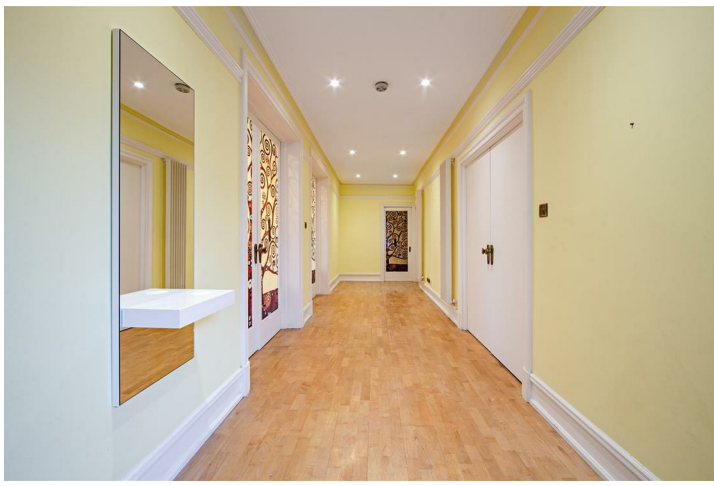


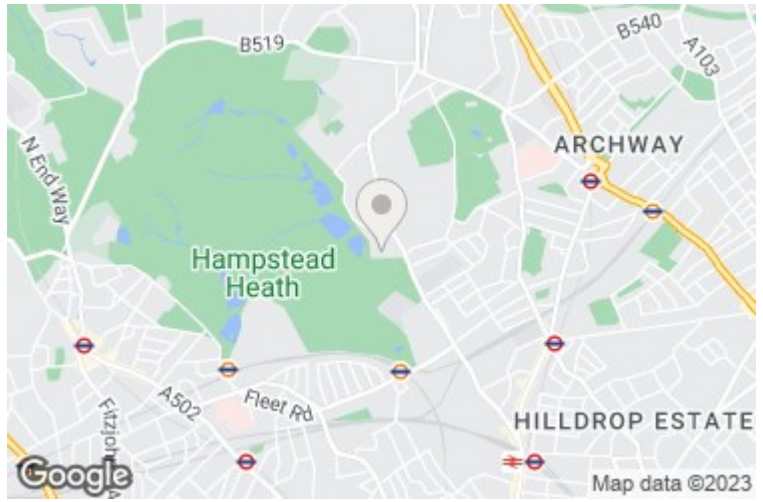
## **Brookfield, Highgate West Hill, London, N6 6AT**

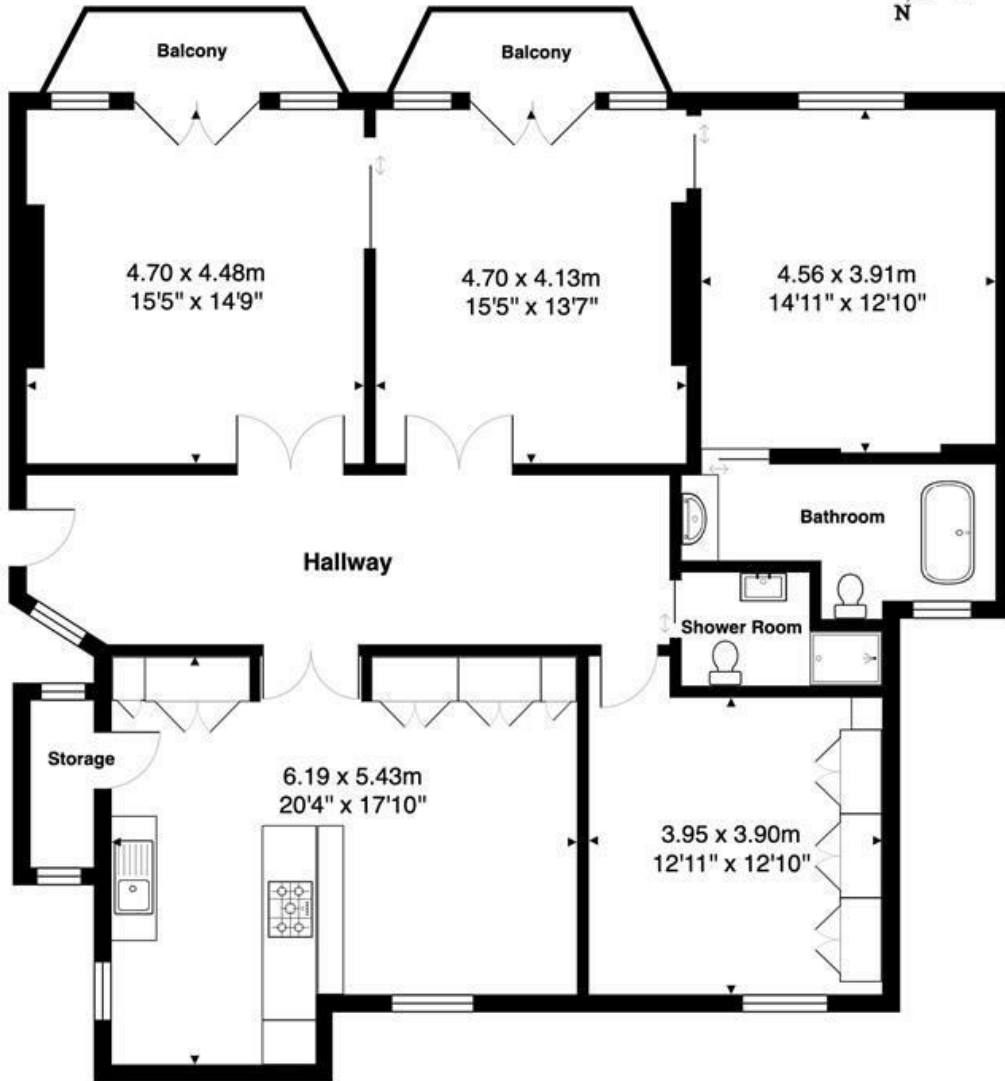
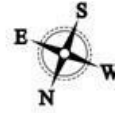
**£1,650,000**

With far reaching views across Parliament Hill and beyond, a spacious 2 double bedroom third floor (top) apartment in this highly regarded Edwardian mansion block. The well planned accommodation additionally affords excellent entertaining space with 2 reception rooms and a large kitchen diner. With large windows and high ceilings throughout, this quiet apartment is flooded with natural light and the flats large and inviting entrance hall adds to the sense of space. Landscaped communal gardens provide direct access to Parliament Hill and Hampstead Heath. The specialist shops, cafes and eateries of Swains Lane are also just moments away. Plans have recently been approved by the board to install a passenger lift to the block. Whilst this is currently subject to planning, we understand that a planning application is to be submitted to the local authority in due course.

\* 2 Bedrooms \* Bathroom en Suite \* Shower Room \* 2 Reception Rooms \* Kitchen/Dining Room \* 2 Balconies \* Communal Gardens \* OSP (first come basis) \* Lovely Views \*







Third Floor

Total Area: 143.0 m<sup>2</sup> ... 1539 ft<sup>2</sup> (excluding balcony)

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 |  |                         |           |
|   |  | 71                      | 83        |
| <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 |           |