



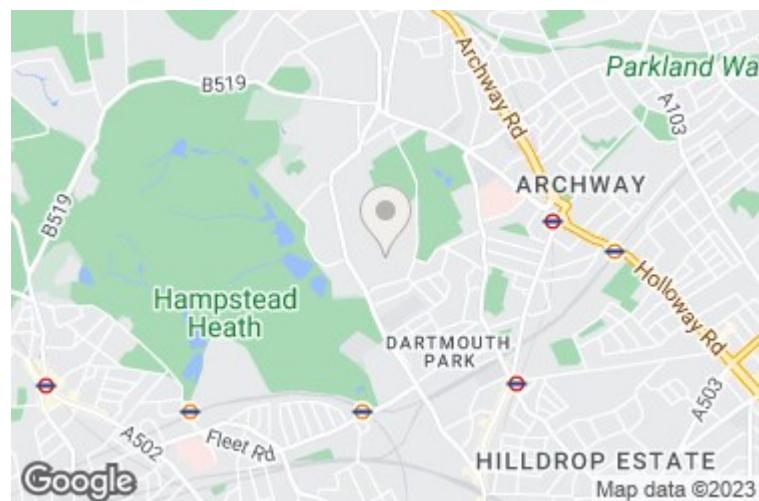
## Hillway, Highgate, N6 6QB

**£2,795,000**

First time on the market for approximately 50 years. Situated on the private Holly Lodge Estate, close to trendy Swains Lane with its great mix of shops and eateries, as well as being moments from Hampstead Heath, Parliament Hill Fields and Highgate ponds. An attractive linked detached family house with spacious and flexible accommodation arranged over three floors. The property features a 37' through lounge leading onto a lovely bright sun room which in turn leads to the fabulous 82' garden. The house extends to approximately 2460 sq. ft. and comprises:

\* 6 Bedrooms \* 3 Bathrooms \* 3 Reception Rooms \* Kitchen \* Sun Room \* Utility Room \* Guest Cloakroom \* Secure Car Port \* Off Street Parking \* Large West Facing Rear Garden \* Council Tax Band H \* EPC D \*





Total Area: 228.5 m<sup>2</sup> ... 2460 ft<sup>2</sup> (excluding car port)

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		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC