



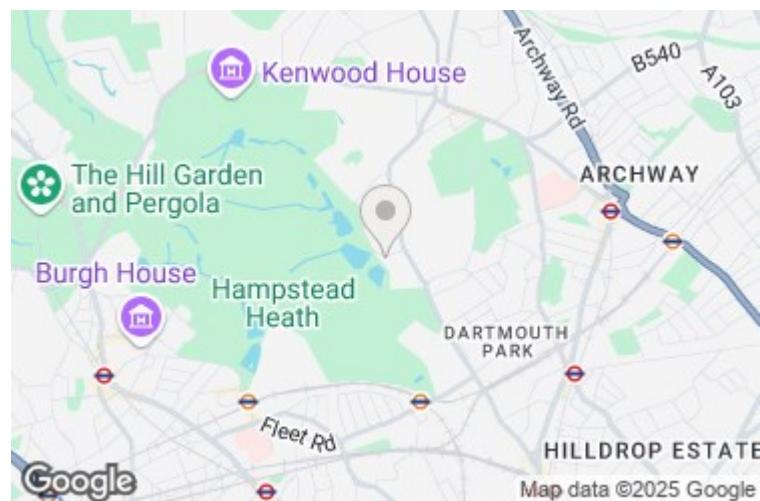
## Millfield Lane, Highgate, N6 6JL

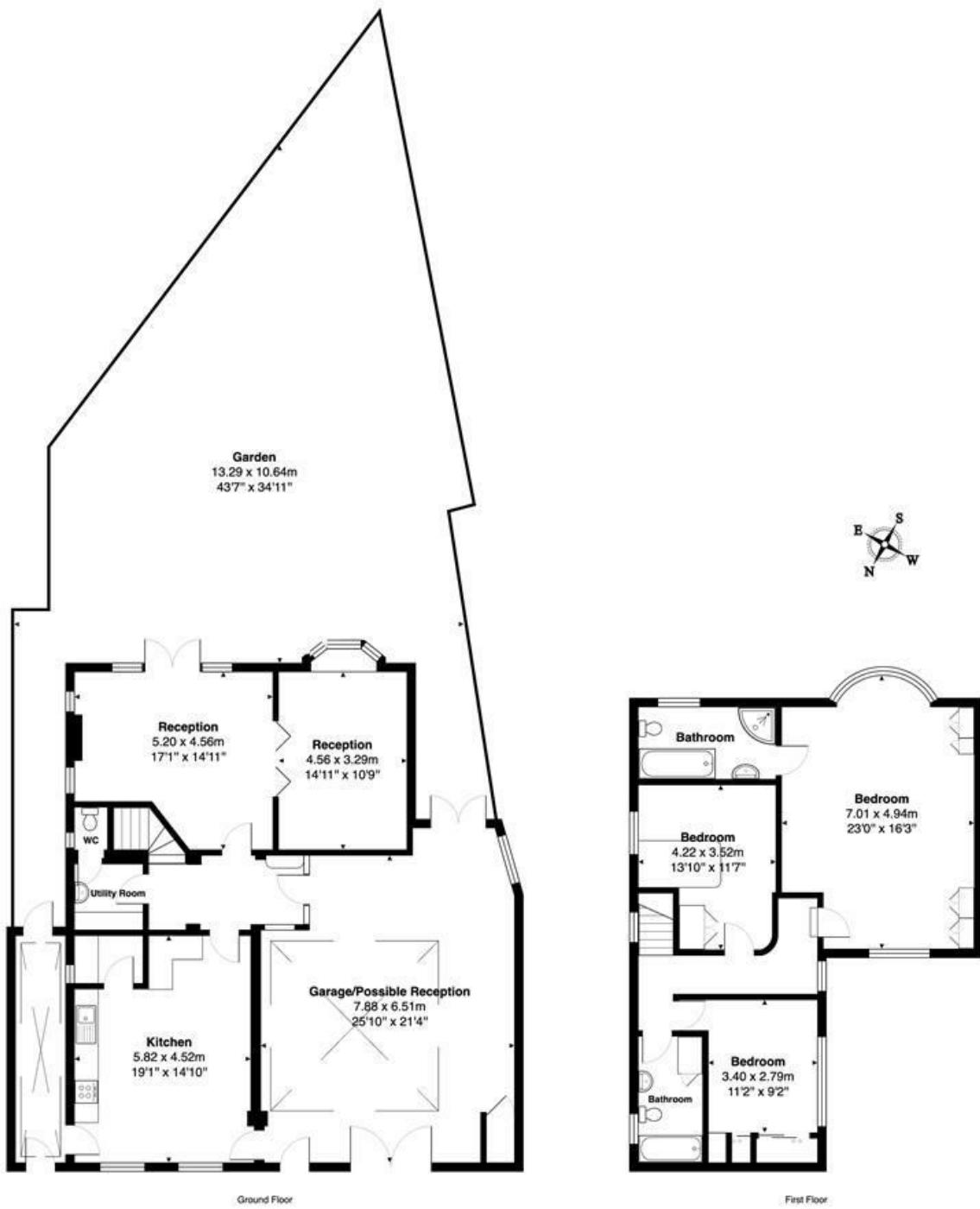
**£2,950,000**

First time on the market for over 60 years. Nestled just moments from the picturesque Highgate Ponds, this unique period property is really quite special. Requiring updating, the house has 3 bedrooms, 2 bathrooms, 2 reception rooms, kitchen, and utility room. The property also has a large garage/conservatory which has been used as a large reception room. Highgate is renowned for its picturesque surroundings and this property is just moments from Hampstead Heath as well as the destination shops and cafes of Swains Lane. The area is well-connected to central London, and is perfect for those who wish to enjoy the tranquillity of suburban life while remaining close to the bustling city.

\* 3 Bedrooms \* 2 Bathrooms \* 2 Reception Rooms \* Kitchen \* Utility Room \* Guest Cloakroom \* Large Integral Garage/Conservatory/Reception Room \* South Facing Garden \* EPC E \* Council Tax Band G \*





Total Area: 219.8 m<sup>2</sup> ... 2366 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	