



DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

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Hillway, Highgate, London, N6 6DP

£2,395,000

A beautifully presented linked detached house situated on the upper slopes of Hillway, on the private Holly Lodge Estate. Conveniently placed for the local shops, cafes and eateries of Swains Lane, the property is also just a short amble from the vast acres of Hampstead Heath and Highgate Ponds. The excellent accommodation features;

- * 5 Bedrooms * 2 Reception Rooms * Family Room * Well Fitted Kitchen/Breakfast Room * Study * Utility Room * Bathroom
- * Shower Room * 60' Garden * Off Street Parking *







Approx. Gross Internal Area 2523 Sq Ft - 234.39 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.pmsupply.co.uk Ref. No. 28845
 This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		49	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	46
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	