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Swains Lane, Highgate, London, N6 6PJ

£1,695,000

A 4 bedroom modernist, early 70's gem of a house situated in this prime central Highgate Village location. Although requiring some updating, this super house has the potential to create a truly fine family home, Presently arranged with a large top floor reception, the accommodation could easily be reconfigured to provide a more traditional layout. Being just a short amble to the hubble and bubble of the shops and eateries of the High Street, Highgate Northern line underground station and Highgate Ponds are also within easy walking distance.

* Superb Central Village Location * 4 Bedrooms * 2 Bathrooms * Reception Room with Southerly Balcony * Kitchen/Dining Room * Integral Garage * Garden * Further Communal Garden * Delightful Views *





Approx Gross Internal Floor Area (Inc. Garage): 159.89 sq. m. (1721.04 sq. ft.)
 Garden Measurement - (12.90m x 8.50m = 42'3" x 27'10")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Details issued 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			
EU Directive 2002/91/EC		72	84
England & Wales			

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		67	80
England & Wales			