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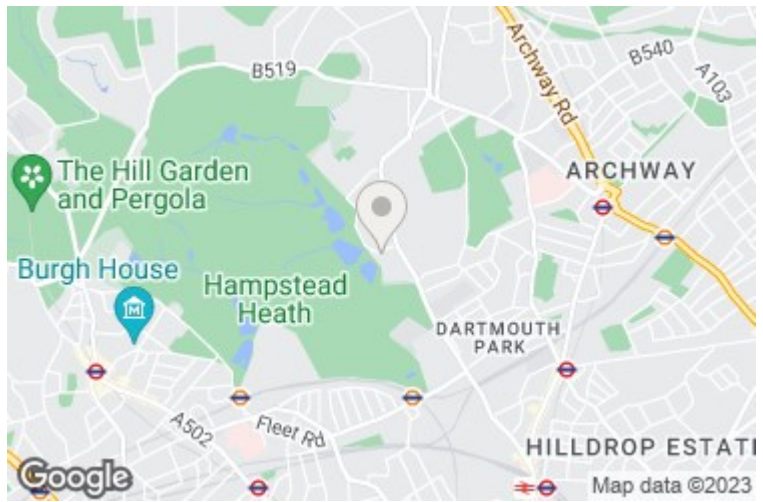
## **Millfield Lane, Highgate, N6 6JJ**

**£1,150,000**

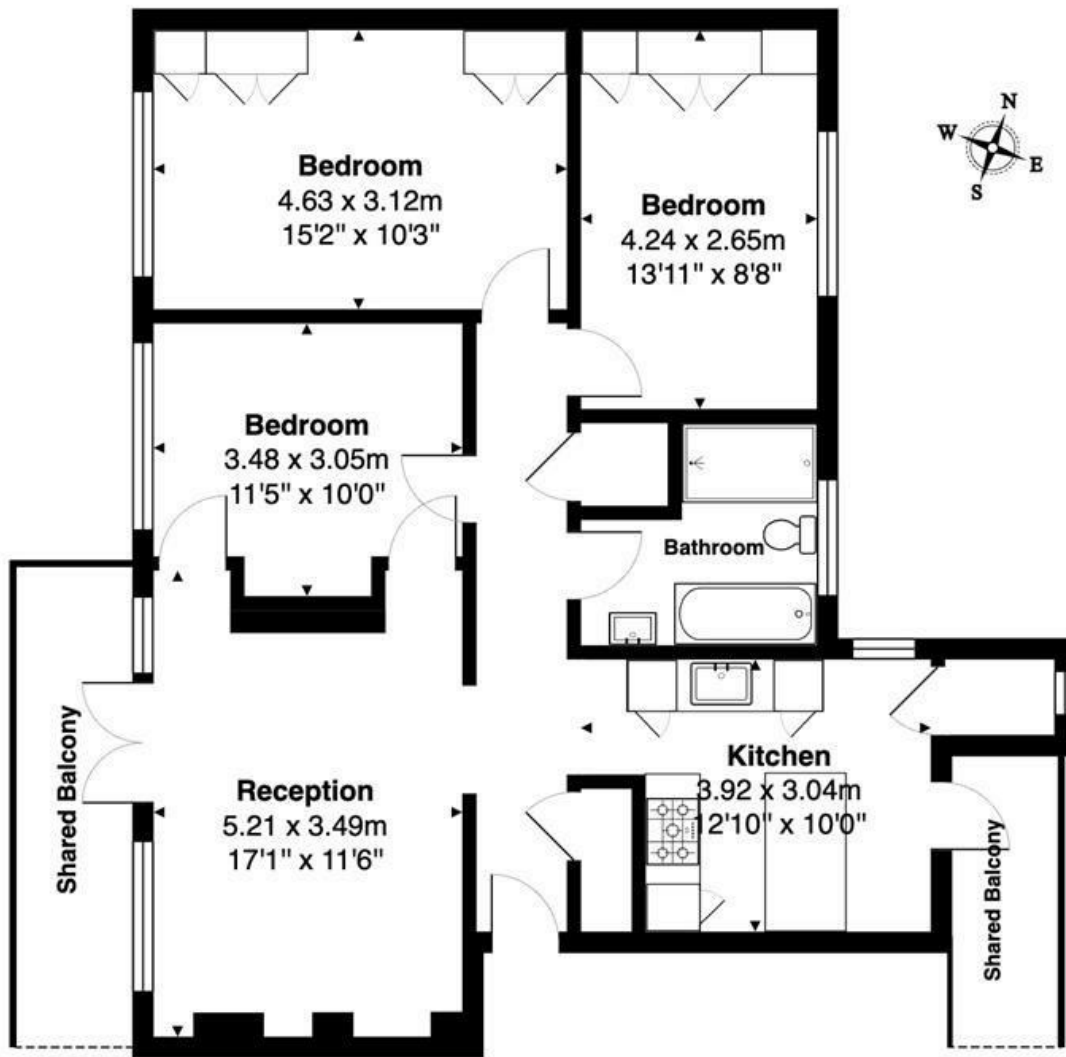
A stylish first floor flat in an attractive Art Deco style purpose built block with West facing balcony and lovely views towards Hampstead Heath. The flat has imaginatively designed flexible accommodation featuring a double reception room that currently is divided to provide a third bedroom. Situated in extensive communal grounds, that are adjacent to Highgate Ponds and Hampstead Heath, the gardens have private squash and tennis courts. Millfield Lane is a turning off Highgate West Hill, close to specialist shops, cafes and eateries in Swains Lane.

\* 3 Bedrooms \* Bathroom \* Reception Room \* Fitted Kitchen \* West Facing Balcony \* Off Street Parking Space (Not Allocated) \* Council Tax Band F \* EPC C \*





West Hill Court, Millfield Lane, LONDON, N6 6JJ



First Floor

Total Area: 84.0 m<sup>2</sup> ... 904 ft<sup>2</sup> (excluding shared 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			
		74	84
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) <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			
England & Wales		EU Directive 2002/91/EC	