



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 515 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 515 SQ FT / 48 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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## Highgate West Hill N6 6NP £499,950

**PRICE REDUCED - CHAIN FREE & SHARE OF FREEHOLD - A bright and spacious newly refurbished first floor two double bedroom apartment within this Victorian conversion situated on the lower slopes of Highgate West Hill and located within moments of both Hampstead Heath and Highgate Ponds as well as the varied shops and eateries on Swains Lane.**

**The apartment features new redecoration throughout, a new C P Hart bathroom, white gloss fitted kitchen and new carpets.**

**Kentish Town, Tufnell Park & Archway Northern line Underground Stations are within easy reach as is Gospel Oak Overground and several bus routes into Central London and the City.**

Energy Efficiency Rating	
Current	Potential
68	77

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
67	80



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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