

Total area (approx.): 170.3 sq. m (1,833.3 sq. ft)



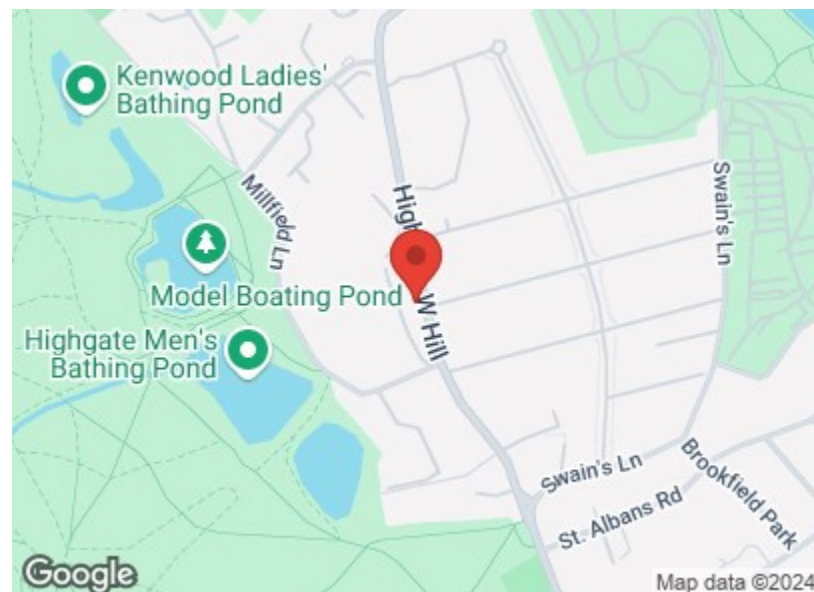
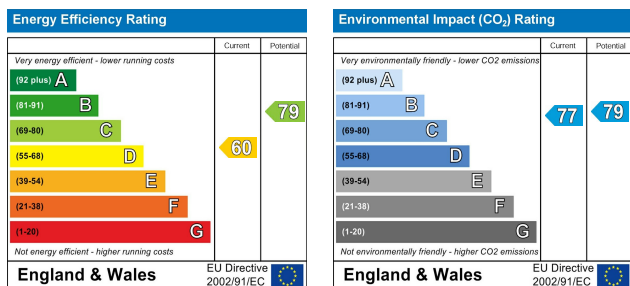
**Highgate West Hill  
N6 6NP  
Freehold £1,950,000**

**REDUCED FOR AN EARLY SALE - CHAIN FREE - FREEHOLD**

A (1833sq.ft) four bedroom maisonette over the raised ground, first & second floors of a Victorian villa located virtually backing onto Highgate Ponds & The Heath whilst being a moments from the shops and eateries along Swains Lane.

Offering family sized accommodation to include a 19' kitchen/diner with direct access via two sets of French doors to a pretty SW facing PRIVATE garden and inter-connecting to a 17' reception room, in addition there is a guest WC/utility room. The first floor comprises a further 19' reception and master bedroom with en suite whilst the second floor has three further bedrooms one with en suite plus a family bathroom.

**EPC BAND D - COUNCIL TAX BAND G**



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.

# Highgate West Hill, London N6 6NP

