

# Highgate West Hill

Approximate Gross Internal Area  
141 sq m / 1522 sq ft



First Floor  
64.8 sq m / 699 sq ft



Ground Floor  
69.3 sq m / 746 sq ft



Energy Efficiency Rating	
Current	Potential
	74
	52

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	67
	42

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 N6 6AP Guide Price £1,595,000

A Grade II listed early Victorian Lodge located moments from Parliament Hill Fields and arranged over two floors (circa 1522 sq ft inc garage). The ground floor reception room leads out to the secluded WALLED GARDEN, open plan kitchen/diner with double aspect, a study room, WC and separate shower room. The first floor comprises of a master bedroom with fitted wardrobes coupled with a 'Jack and Jill' bathroom which is accessible from both the master bedroom and hallway, two further double bedrooms and loft access. The property also benefits from a PRIVATE GARAGE.

Situated close to the varied shops, cafes and restaurants along Swains Lane and within moments of Parliament Hill Fields. Northern line Underground and Gospel Oak Overground as well as excellent bus routes into central London and the City are close at hand.

AVAILABLE CHAIN FREE

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