



**SWAINS LANE  
HIGHGATE N6  
£895,000**

SOLE AGENT

An extremely bright duplex apartment occupying top two floors of an attractive character building which forms part of a splendid parade, with the vibrant café society literally on the doorstep and just yards from Parliament Hill and Hampstead Heath.

The spacious accommodation is arranged over the second and third floors with entrance at first floor level and affords a pleasant outlook to front and rear, benefitting from south facing reception room, excellent size eat-in kitchen and a large roof terrace with views to the rear.

The fashionable Swains Lane, bordering Dartmouth Park, has a number of boutique shops and restaurants and is conveniently located close to transport connections, with local buses providing access to Highgate Village, Kentish Town (Underground) Gospel Oak (Overground) together with The City and West End.

3 Bedrooms – En Suite Shower Room – Family Bathroom –  
Reception Room – Kitchen/Dining Room – Terrace –  
Residents Parking Zone



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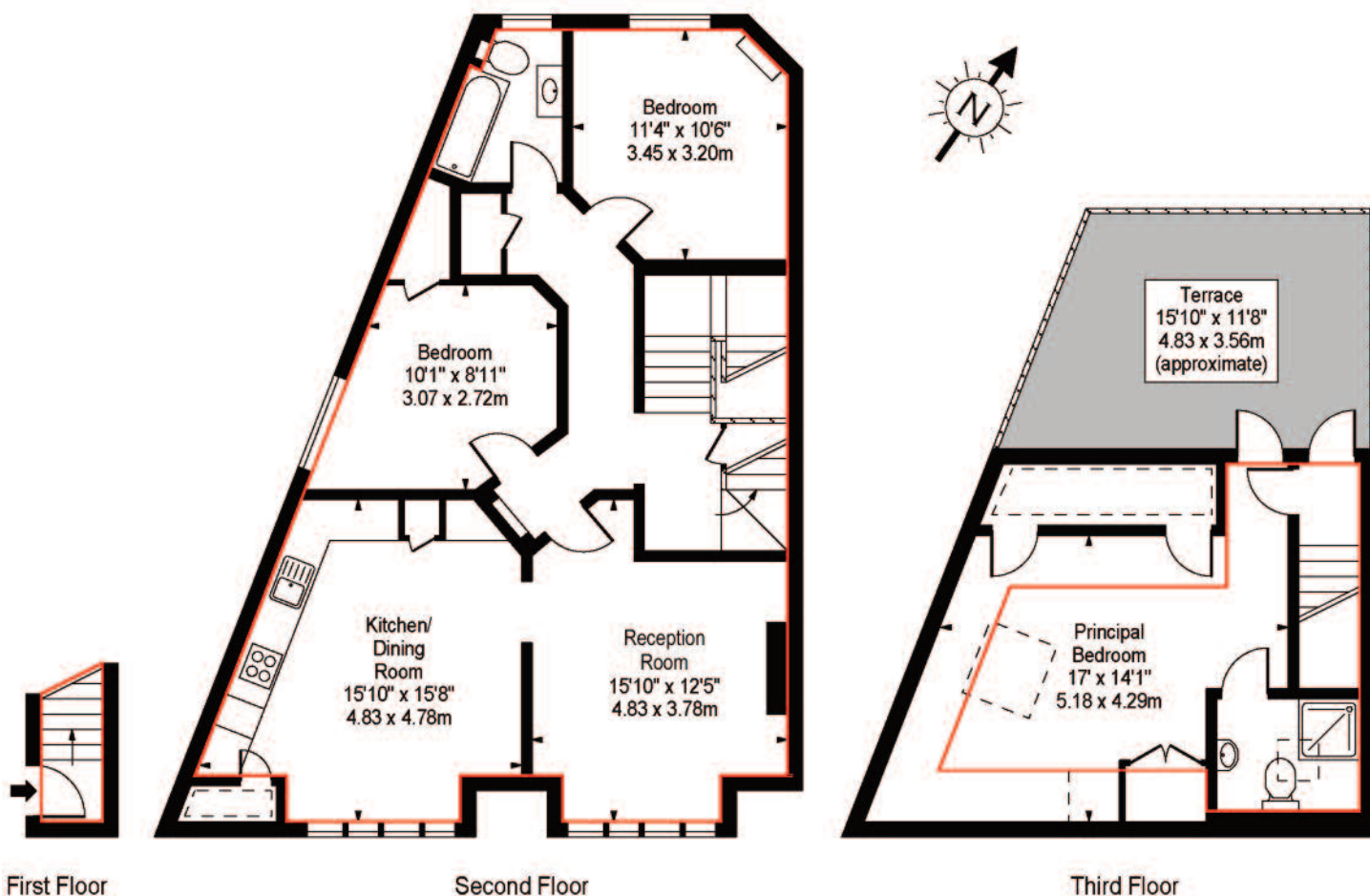




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## Swains Lane, N6



Approximate Square Footage Within Red Line  
 Approx Floor Area Including Restricted Heights

1079 Sq Ft - 100.24 Sq M  
 1230 Sq Ft - 114.27 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.35746

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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>	46	48
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



