



APPROX. GROSS INTERNAL FLOOR AREA 1177 SQ FT / 109 SQM

Ref: Copyright **photoplan**
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



Highgate West Hill N6 6NP £1,250,000

SOLD SUBJECT TO CONTRACT - An opportunity to buy a character late Regency/early Victorian three storey 1/2 reception room, 3/4 bedroom terraced house located on Highgate West Hill and within moments of the acres of open space that is Hampstead Heath.

The house whilst offered in good order throughout would benefit from some refurbishment and offers flexible accommodation with one of the four bedrooms currently being utilised as a first floor reception room. There is a further reception room on the ground floor leading to a kitchen/diner which in turn allows access to a pretty 33' westerly facing rear garden.
OFFERED CHAIN FREE

Energy Efficiency Rating	
Current	Potential
	72
	53

Environmental Impact (CO ₂) Rating	
Current	Potential
	58
	40



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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