



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 304 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 304 SQ FT / 28 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

Energy Efficiency Rating	
Current	Potential
69	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
97	98



## Holly Lodge Mansions N6 6EA Guide Price £335,000

Offered in excellent condition is this one bedroom first floor flat within the private Holly Lodge Estate and located a short distance from The Heath, local shops, eateries as well as numerous bus routes, Northern Line Underground Stations and Gospel Oak Overground.

The flat features wood laminated flooring, a modern bathroom, double bedroom with fitted wardrobes, reception room with open plan kitchen as well as A SOUTHERLY FACING BALCONY overlooking extensive communal gardens and accessed via both the reception room and bedroom..

CHAIN FREE - EPC BAND C

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.

19A SWAINS LANE HIGHGATE LONDON N6 6QX  
TELEPHONE 020 8341 9000 FACSIMILE 020 8341 9070  
EMAIL fitzroys-fitzroys@btinternet.com www.fitzroys.co.uk

JACK A. SHORN



# Holly Lodge Mansions, Highgate N6 6EA

