



APPROX. GROSS INTERNAL FLOOR AREA 1805 SQ FT / 168 SQM
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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.



Swains Lane N6 6QL £1,995,950

With a wide 54' frontage onto Swains Lane is this extended 1805 Sq Ft (168 Sq M) gated 3/4 bedroom semi detached house on the fringes of The Holly Lodge Estate and only moments from the bustling shops, cafes and restaurants on

Swains Lane as well as the open spaces of Parliament Hill. The house has been substantially upgraded by the current owners and features a 60' rear garden and off street parking to the front, double length reception room with Parquet flooring and a wall of glass Bi-Folding doors to the rear garden as well as opening onto a luxurious fitted kitchen with AEG appliances, Granite work tops, Marble and under floor heating, large wood panelled ground floor study/bedroom 4 with adjacent shower room & WC, three first floor bedrooms, walk in dressing room and a stunning family bathroom.

The house also features a home cinema system, Gira lighting system throughout, wood burning stove and Duravit bathroom fittings.

AVAILABLE CHAIN FEE - EPC BAND D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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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