



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
41.66 sqm / 448.42 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools and covered heights  
39.93 sqm / 429.80 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

spec Verified  
RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 42.31 sqm / 455.43 sqft  
IPMS 3C RESIDENTIAL 40.72 sqm / 438.31 sqft

spec id: 6229e396fe35860ded3b3814

Energy Efficiency Rating	
Current	Potential
63	74

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
D	C

England & Wales EU Directive 2002/91/EC



## Swains Lane N6 6QS £440,000

REDUCED - A leasehold (101 years remaining approximately) one bedroom ground floor flat within this small private block of just eight flats located within a stones throw of the open spaces of Hampstead Heath whilst opposite numerous shops and eateries along Swains Lane.

The apartment features a small balcony to the rear of the flat, off street parking and a communal garden.

Several bus routes are close by as well as Kentish Town, Archway & Tufnell Park Underground Stations and Gospel Oak Overground

The flat is offered CHAIN FREE - EPC BAND D

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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# Swains Lane, N6 6QS

