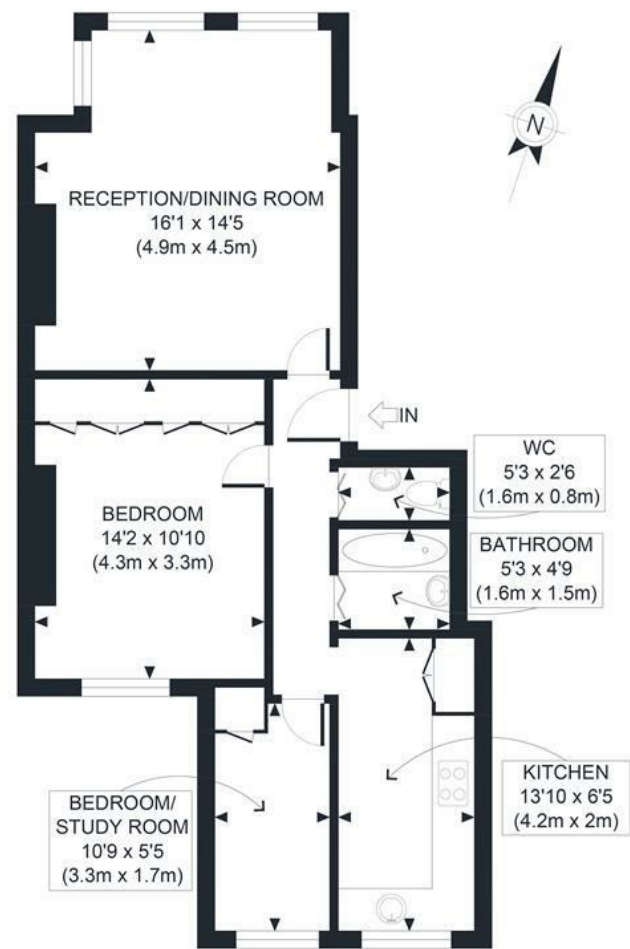




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 627 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 627 SQ FT / 58 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



Swains Lane N6 6QS Leasehold £590,000

A spacious and bright ground floor apartment within this small purpose built block located within yards of Parliament Hill Fields and opposite the varied shops and eateries along Swains Lane. The flat also benefits from ONE OFF STREET PARKING SPACE.

The flat is offered in excellent condition and features a good size bay fronted reception room, double bedroom with fitted wardrobes, fitted kitchen, second bedroom/study, two piece bathroom with a separate WC.

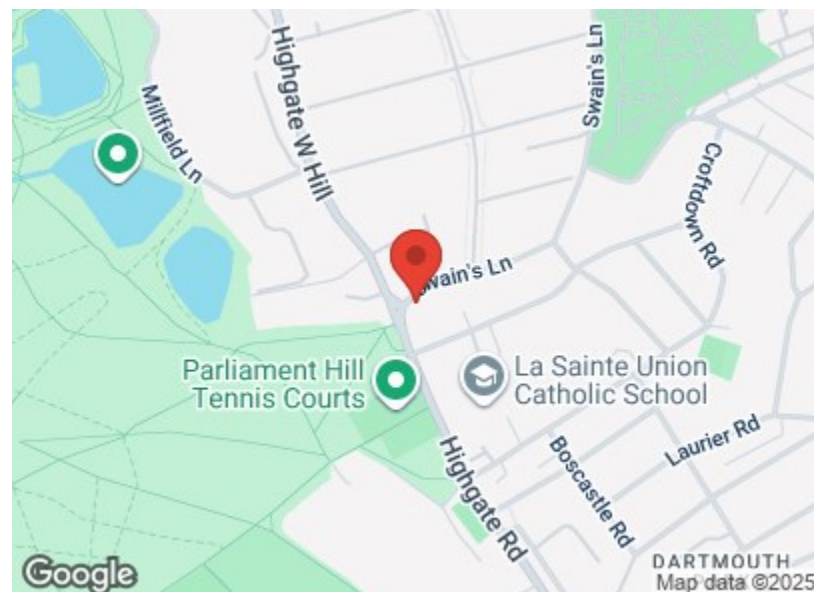
Transport is provided by way of several bus routes as well as Gospel Oak Overground, Kentish Town, Archway & Tufnell Park Underground Stations and a variety of shops and eateries directly opposite.

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

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.

Swains Lane, Highgate N6 6QS

