

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 627 SQ FT

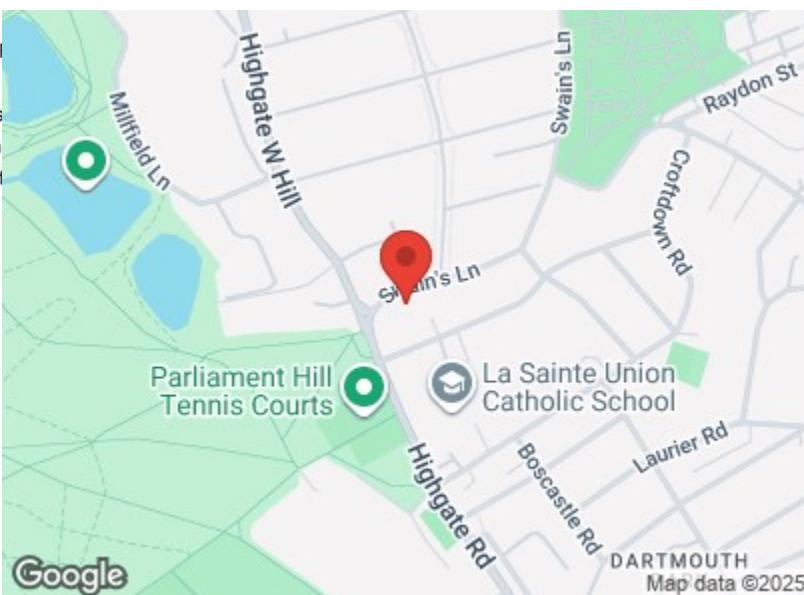
APPROX. GROSS INTERNAL FLOOR AREA

Ref:

Disclaimer: Floor plan measurements are approximate. While we do not doubt the floor plan accurately depicts the layout of the property, we have not conducted a careful, independent investigation of the property and make no representations or warranties in respect of the property's condition or its measurements.

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	74	62

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	76	61



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.



10 Swains Lane N6 6QS £2,100 Per Month

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 good condition and features a 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.

10 Swains Lane, Highgate N6 6QS

