



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1565 SQ FT / 145 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



## Highgate West Hill N6 6AT £1,695,000

A superb bright & spacious FIRST FLOOR 1565 sq ft (145 sq.m) three bedroom, two reception room apartment within this highly regarded Edwardian Mansion block with **DIRECT SOUTHERLY VIEWS OVER PARLIAMENT HILL FIELDS**. This outstanding flat is offered in excellent condition throughout having been extensively refurbished a few years back by the present owner and now features two reception rooms both with **HEATH VIEWS AND ONE GIVING ACCESS TO A SOUTHERLY FACING BALCONY**, three double bedrooms, **MASTER WITH HEATH VIEWS AND EN SUITE SHOWER ROOM**, luxury fitted kitchen and a family bathroom. There is an abundance of built in storage space and lovely wood flooring throughout. Permit parking for one vehicle is available on a 'first come, first served' basis as well as **DIRECT GATED ACCESS ONTO PARLIAMENT HILL FIELDS**.

**SHARE OF FREEHOLD - EPC BAND D**

Energy Efficiency Rating	
Current	Potential
	82
	64

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	80
	56



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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# Highgate West Hill, London N6 6AT

