



DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

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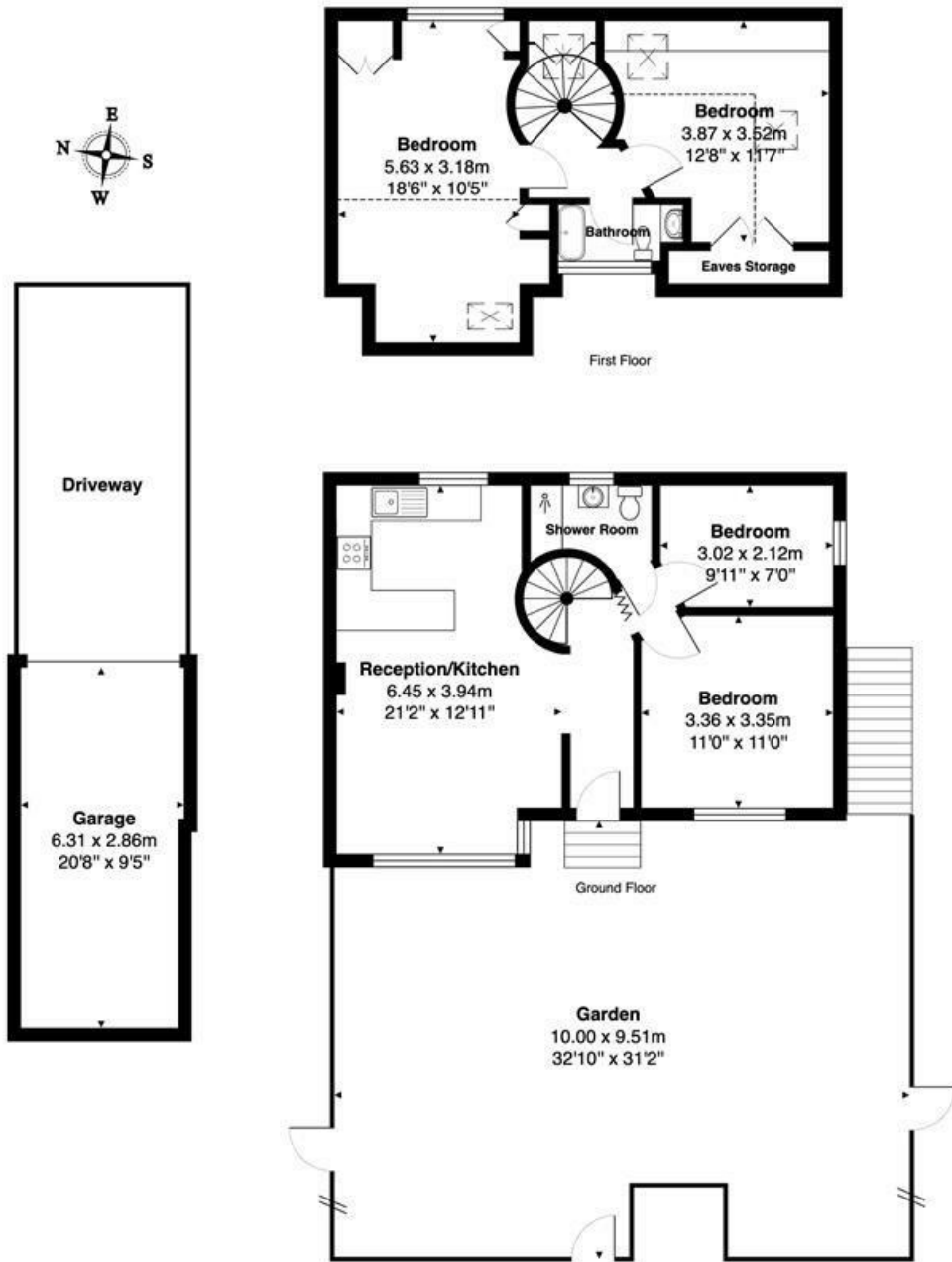
£1,475,000

An attractive semi-detached chalet bungalow with accommodation arranged over two floors. Retaining a huge amount of character, this rare property has the benefit of a delightful open aspect and enjoys a somewhat "cottagey" feel. With 2 double and 2 single bedrooms, there is also a good sized, truly delightful West facing private garden with large communal gardens beyond. A garage and further off street private parking adds to the desirability. Situated on the popular Holly Lodge Estate, close to trendy Swains Lane with its great mix of shops and eateries, the property is also just moments from Hampstead Heath, Parliament Hill Fields and Highgate Ponds.

* 4 Bedrooms * Bathroom * Shower Room * Reception Room * Fitted Kitchen * Charming West Facing Garden * Garage * Off Street Parking * Council Tax Band E * EPC D *







Total Area: 108.5 m² ... 1168 ft² (excluding eaves storage, including restricted heights, garage)

All measurements are approximate and for display purposes only.

These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	