



NobleHouse  
services



## SONNY HEIGHTS WEST SWAINS LANE LONDON

**£795,000  
LEASEHOLD**

A luxurious 2-bedroom, 2-bathroom apartment, situated on the first floor of a boutique contemporary development in the heart of Highgate, North London. Boasting sleek interiors and high specification fixtures and fittings, this property offers a refined living experience in one of London's most sought-after neighborhoods.

The home features a spacious open-plan kitchen and reception area, enhanced by large format windows that flood the space with natural light, complemented by generous ceiling heights. The main bedroom offers an en suite and fitted wardrobes, while the second bedroom, equally well-proportioned, also includes built-in storage. Both stylish bathrooms are designed to the highest standard.

Located just moments from the beautiful green spaces of Parliament Hill, this property perfectly blends contemporary living with the charm of Highgate's traditional village atmosphere. With 115+ years remaining on the lease, this is a prime opportunity to secure a home in one of North London's premier postcodes. Local shops and eateries, including Trade Coffee, Roni's Bakery, and Superette, are conveniently situated just below, adding to the area's timeless appeal.



- Two Bedrooms • Two Bathrooms • Fantastic Location • Chain Free • Leasehold: 999 Years • EPC Rating: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	85	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Sales 02076 891000  
5 Paper Mill Buildings, City Garden [enquiries@nh-services.co.uk](mailto:enquiries@nh-services.co.uk)  
Row,  
Islington  
London  
N1 8DW

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