



## HILLCREST, N21 1AT



**Offers in excess of £1,400,000 Freehold**

- EXTENDED SEMI-DETACHED
- OPEN PLAN KITCHEN/DINER
- UTILITY
- FOUR BEDROOMS
- GARDEN
- LOUNGE
- CLOAKROOM
- OFFICE
- TWO BATHROOMS
- OFF STREET PARKING



# Property Details



## Hillcrest- N21

Approximate Gross Internal Area 177.0 m<sup>2</sup> ... 1906 ft<sup>2</sup>



GROUND FLOOR

FIRST FLOOR



This plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	