



**Hillway, N6**

**£1,950,000**

**Dexters**



## Hillway, N6

On the highly popular Holly Lodge Estate, a semi-detached family home available for the first time in over 25 years. Originally built as a four bedroom house, it is spacious and light-filled with scope for expansion and improvement as desired.

With a wide and welcoming hallway, there are interconnecting reception rooms with French doors into the rear garden, a guest WC, kitchen and a large storage area along the side access.

Originally built as a four bedroom house, there are now three good size bedrooms and two bathrooms on the first floor.

The mature rear garden has a delightful westerly aspect, capturing the afternoon/late sunshine on the patio and offering views toward St. Annes church. Homes in this sought after conservation area are extremely desirable with their proximity to the heath, local schools and tranquil environment.

Ideally positioned towards the lower end of this tree-lined road, the property affords easy access to the café culture of Swains Lane (500 ft), the wide open spaces of Hampstead Heath (0.1 mile), and good transport connections.

### Features

- Three Bedrooms
- Two Bathrooms
- Interconnecting Receptions
- Kitchen
- Generous Storage
- Delightful Rear Garden

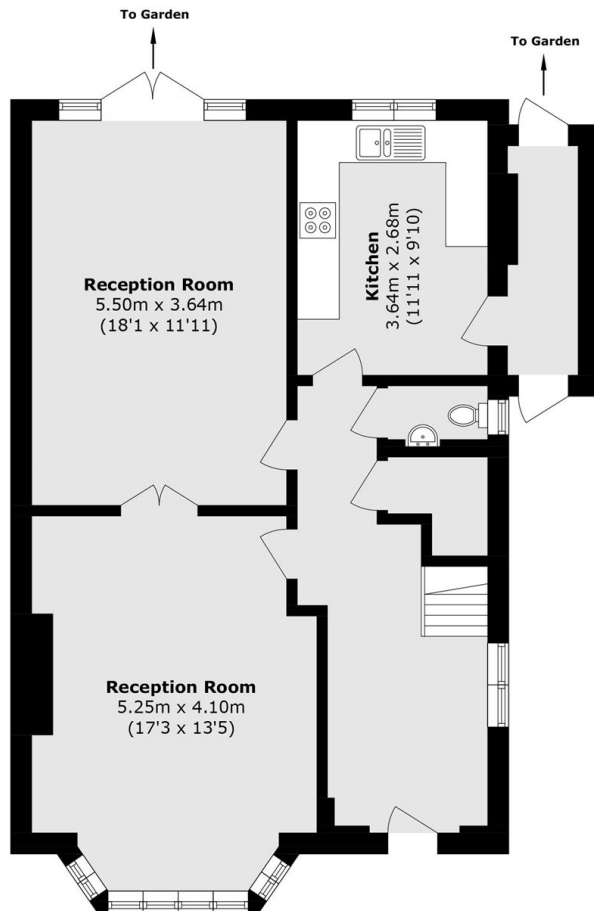




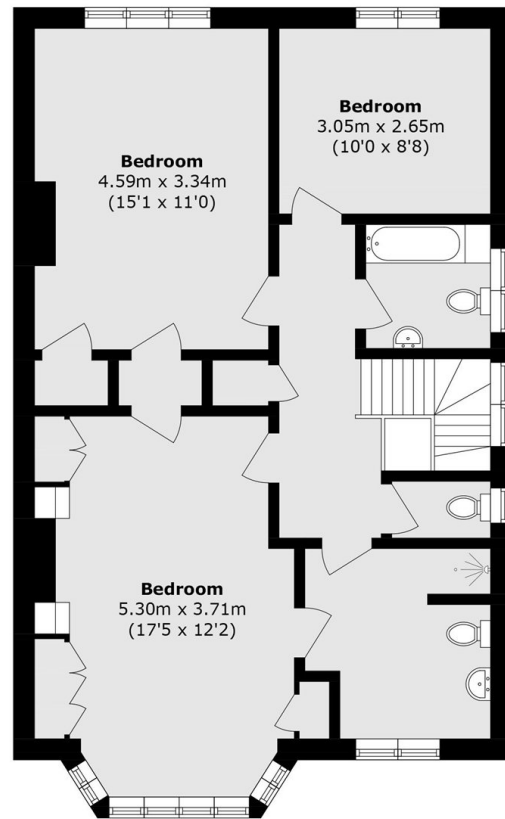


**Holly Lodge Gardens**

# Hillway, London, N6



**Ground Floor**



**First Floor**

Total area (approx.): 140.7 sq. m (1514.4 sq. ft)