



Flat 99, Swinson House, 24 Highview Gardens
London

£230,000

Flat 99

Swinson House, London

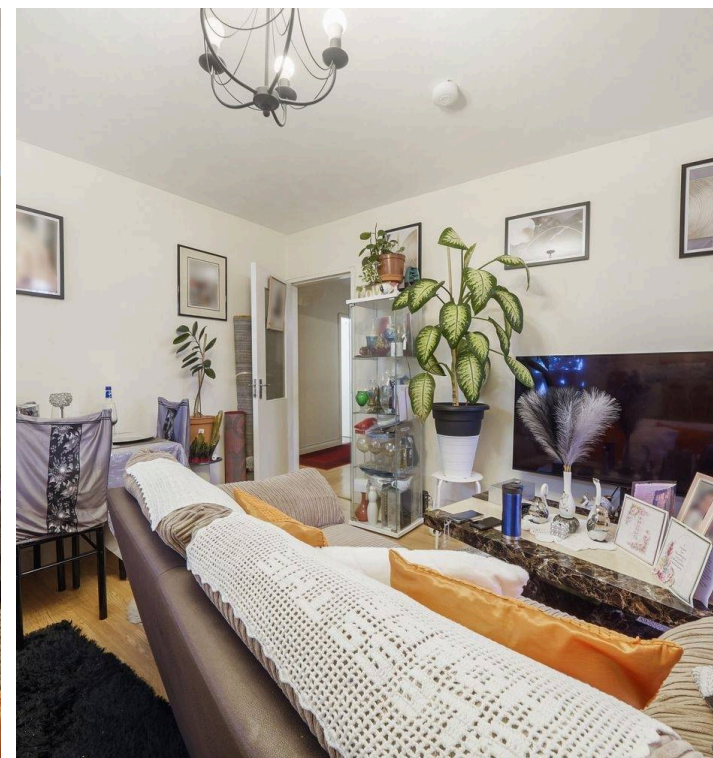
Spacious two-bedroom 12th floor apartment (approx. 659 sq ft) with balcony, separate kitchen, bathroom, lift access, great views, and excellent transport links in Highview Gardens, N11. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- PRIVATE BALCONY
- TWO WELL PROPORTIONED BEDROOMS
- EXCELLENT NATURAL LIGHT THROUGHOUT
- APPROX. 659 SQ FT OF INTERNAL SPACE
- WITHIN A SHORT WALK OF ARNOS GROVE UNDERGROUND

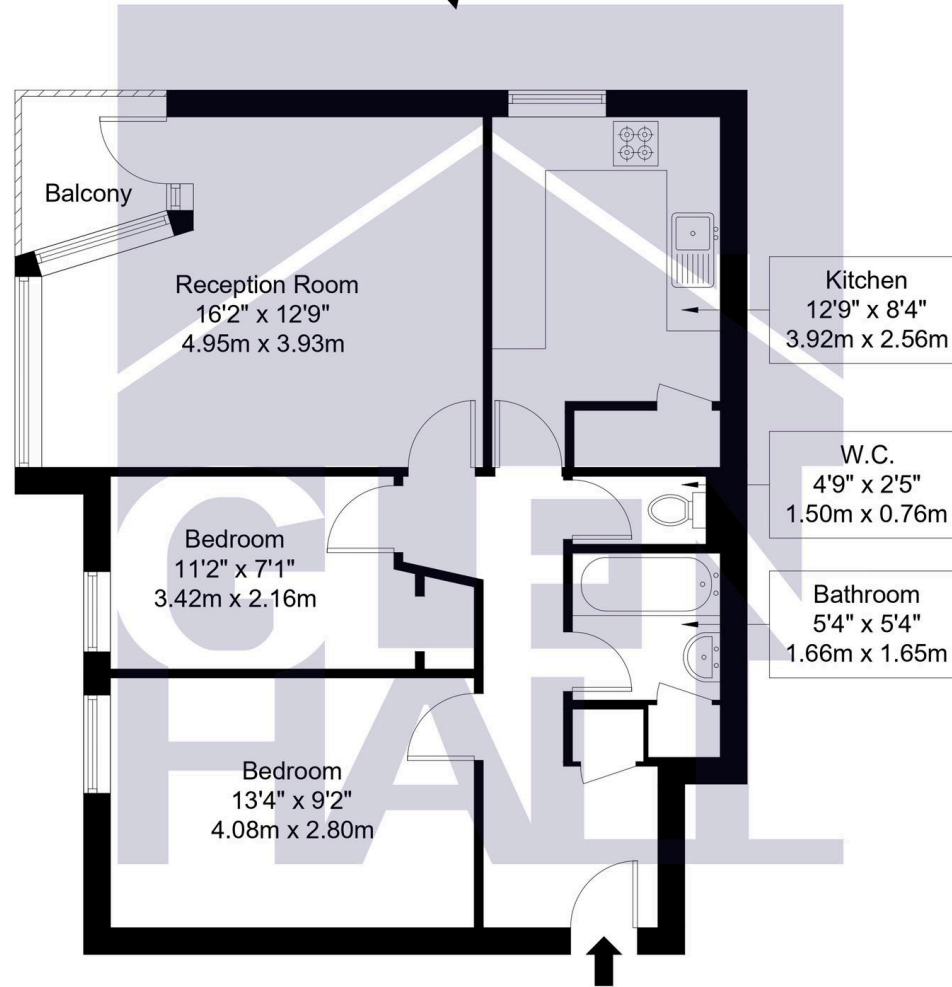
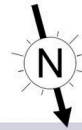






HIGHVIEW GARDENS N11 1SJ

GROSS INTERNAL AREA - 61.26 sqm / 659 sqft



Twelfth Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.
A party must rely upon its own inspection(s).



Extending to approximately **659 sq. ft. (61.26 sqm)**, the property combines generous living space with the convenience of apartment living in a well-connected North London location.

The Living Space

The heart of the home is a spacious and inviting reception area, designed for both relaxing and entertaining:

- **Large Reception Room (16'2 x 12'9):** A bright and airy living space with ample room for both lounge and dining areas, leading directly onto a private balcony.
- **Private Balcony:** Enjoy elevated views and an abundance of natural light, creating a pleasant extension of the living space.
- **Separate Kitchen (12'9 x 8'4):** A well-sized kitchen with ample cupboard storage and worktop space, offering excellent potential for modernisation.

The Accommodation

The apartment comprises two comfortable bedrooms, both well-proportioned and filled with natural light:

- **Principal Bedroom (13'4 x 9'2):** A generous double room with space for wardrobes and additional furniture.
- **Second Bedroom (11'2 x 7'1):** Ideal as a guest room, child's bedroom or home office.

A family bathroom with full-sized bath and overhead shower is complemented by a **separate WC**, adding everyday practicality for busy households.

Location

Highview Gardens is conveniently located for a range of local amenities, including shops, supermarkets and green spaces. The property is ideally positioned for commuters, with **New Southgate Overground Station** and **Arnos Grove Underground Station (Piccadilly Line)** both within easy reach, providing direct access into Central London.



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