



**1 SWAINS LANE
LONDON**

£3,500 PER

A luxurious 2-bedroom, 2-bathroom apartment to rent, set on the first floor of a boutique contemporary development in the heart of Highgate, North London. Designed with sleek interiors and high-specification finishes throughout, this home offers stylish modern living in one of the city's most sought-after neighbourhoods.

The apartment comprises a spacious open-plan kitchen and reception area, with large format windows and impressive ceiling heights filling the space with natural light. The principal bedroom benefits from fitted wardrobes and a private en suite, while the second double bedroom also includes built-in storage. Two elegant bathrooms are finished to an excellent standard.

Perfectly positioned moments from the open green spaces of Parliament Hill, the property combines contemporary convenience with the character and charm of Highgate Village. Local shops and cafés, including Trade Coffee, Roni's Bakery, and Superette, are just on the doorstep.

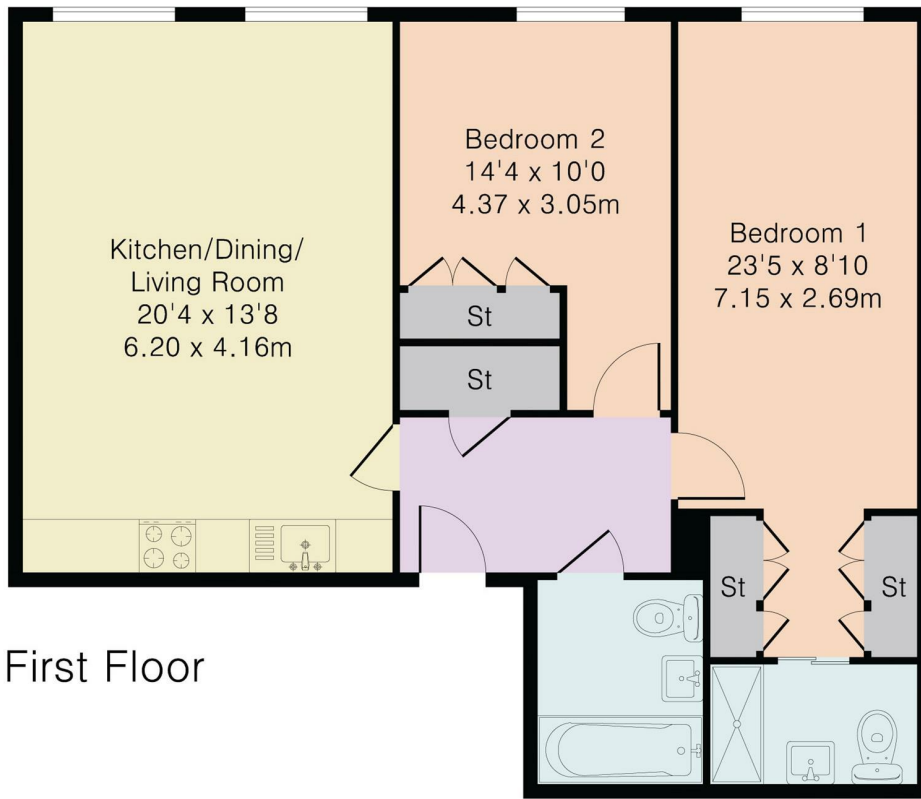


• Two Bedrooms • Two Bathrooms • 5 Week Rent Deposit • Available Now • Unfurnished • Fantastic Location • EPC Rating B • Council Tax Band: F





Approximate Gross Internal Area 781 sq ft – 73 sq m



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

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