



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Oakeshott Avenue, Highgate, N6
Price £375,000 - Leasehold

A one bedroom ground floor apartment situated in the sought after Holly Lodge Estate within walking distance to the underground links from Highgate and Archway, as well as from Gospel Oak. Boasting wooden floors throughout, the accommodation comprises a reception room, separate kitchen with space for dining, double bedroom and a luxurious shower room. Externally there are well maintained communal gardens. The apartment forms part of the Holly Lodge Estate which is a private, gated community just south of Highgate Village with its wide array of shops, cafes and restaurants as well as Swains Lane at the bottom of Highgate West Hill and the picturesque surroundings of Hampstead Heath is moments from your doorstep.

Material Information:

The property is held on a 150 year lease from the 25th December 1964. The annual ground rent is £10 and the annual service charge is £1,977.16. This includes the properties contribution towards the buildings insurance, communal cleaning and management fees. The building is managed by Camden.

The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available.

Council Tax: London Borough Of Camden - Band C

Approx. Floor Area: 528 sqft (49.05 sqm)

Remaining Lease Term: 88 years

Annual Service Charge: £1,977

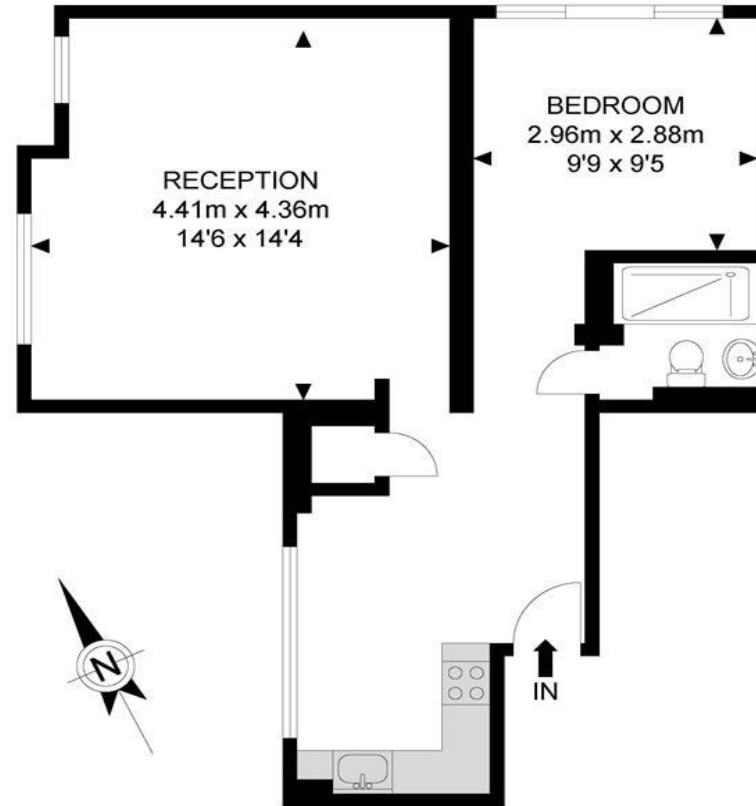
Annual Ground Rent: £10



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Holly Lodge Mansions



Ground Floor

APPROX. GROSS INTERNAL FLOOR AREA 528.51 SQ FT / 49.10 SQ M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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