



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Oakeshott Avenue, Highgate, N6  
Price £2,100 pcm - To Let



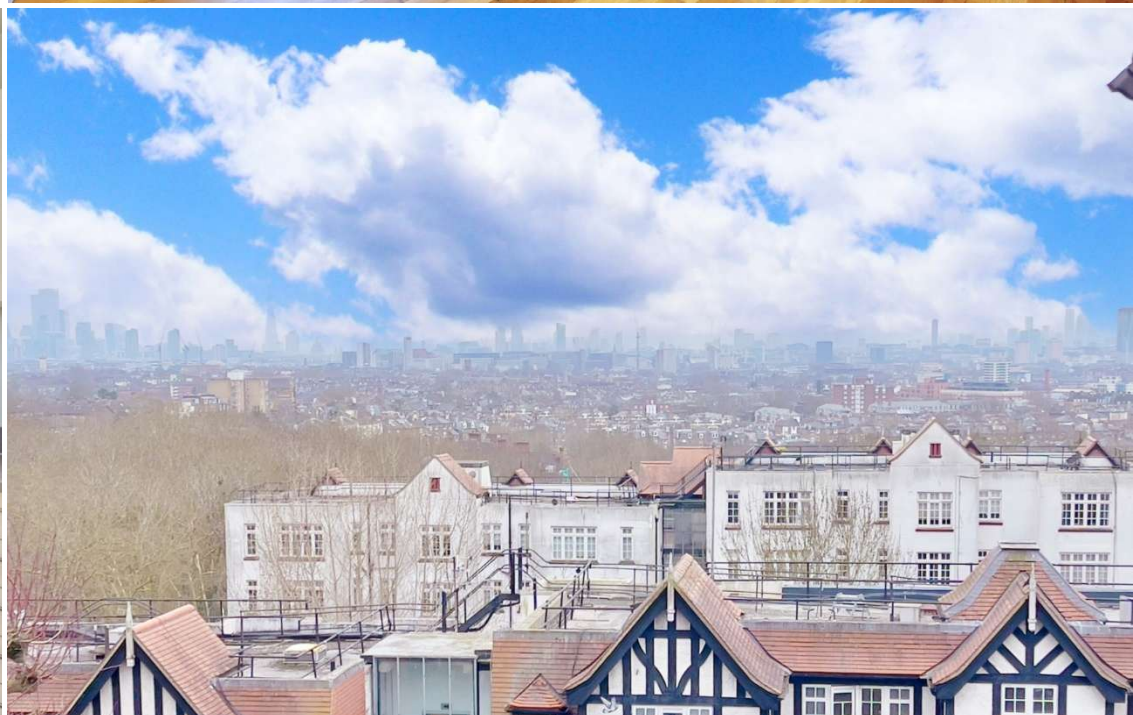
A very spacious one bedroom fourth floor, with lift access, purpose built apartment with a separate study or nursery, benefiting from wooden floors throughout and far reaching views, situated in the sought after Holly Lodge Estate within close walking distance to Hampstead Heath. Flooded in natural light, the accommodation comprises a reception room, separate fitted kitchen, double bedroom with fitted wardrobes, a separate study/nursery, and bathroom. The property boasts south facing views towards central London to the front and a picturesque outlook to the rear. There is gas central heating, fibre broadband, and street CPZ parking is available. 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 Village at the bottom of Highgate West Hill. There are good bus and underground links from Highgate and Archway, as well as from Gospel Oak.

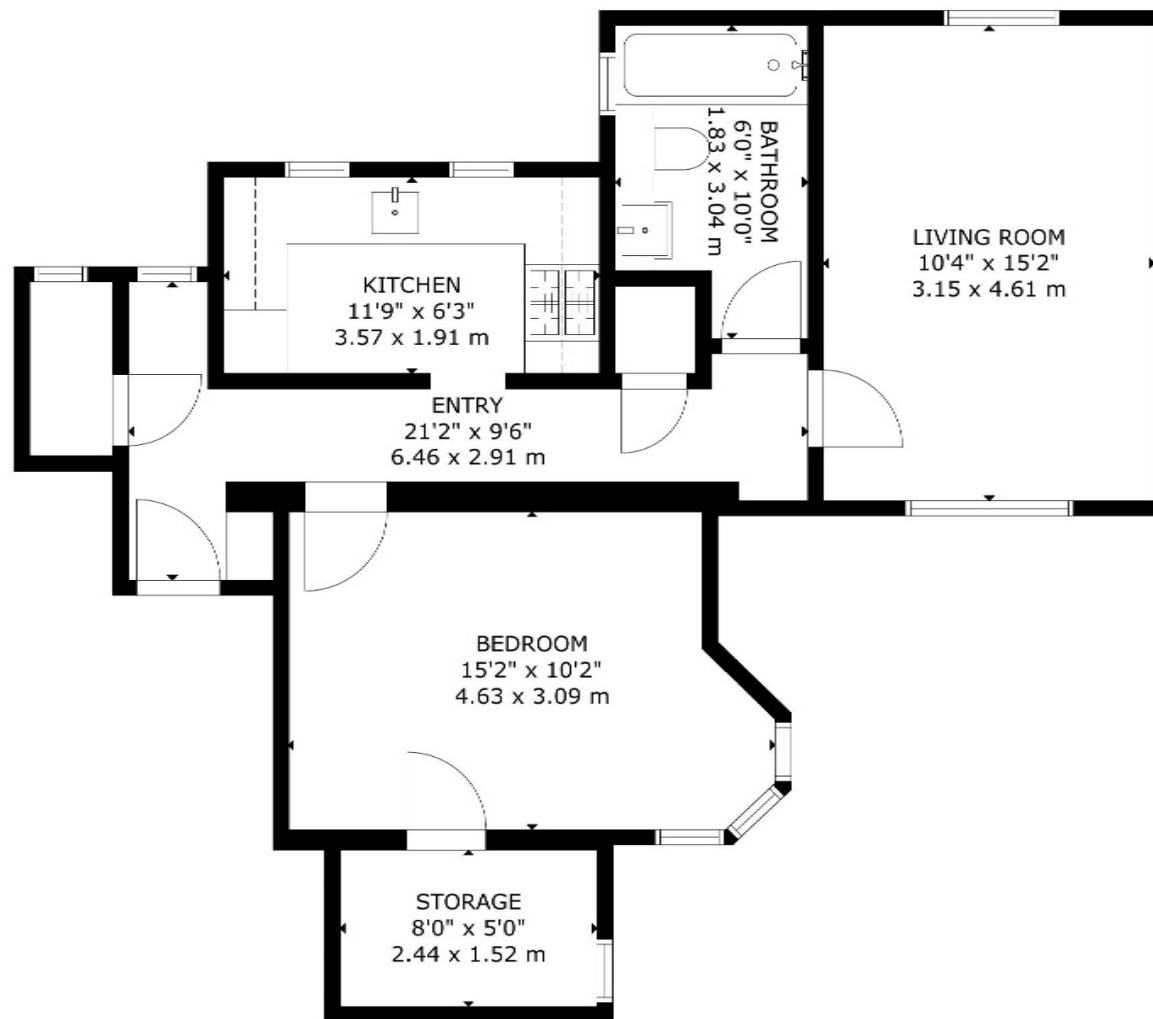
Please note that £2,100 per calendar month is the equivalent of £484.61 per week

Council Tax: Camden Band C

Tenancy Term: 12 months

Approx. Floor Area: 621 sqft (57.69 sqm)





GROSS INTERNAL AREA  
TOTAL: 58 m<sup>2</sup>/621 sq.ft  
FOURTH FLOOR: 58 m<sup>2</sup>/621 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		77
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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