



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Oakeshott Avenue, Highgate, N6
Price £400,000 - Leasehold

A one bedroom top floor purpose built apartment with a south facing balcony and lift access, situated in the sought after Holly Lodge Estate. Boasting a south facing outlook from every window, the accommodation comprises a reception room open plan to the kitchen, double bedroom and bathroom. The property benefits from double glazed windows throughout and overlooks the beautiful and 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 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 and Hampstead Heath is moments from your doorstep.

Material Information:

The property is held on a 125 year lease from the 20th December 1989. The annual ground rent is £10 and the annual service charge is £3,212.31. This includes the heating and hot water, contribution towards the buildings insurance, communal cleaning and management fees. The building is managed by Camden. The property has gas central heating via a communal heating system and fibre broadband is available. 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 B

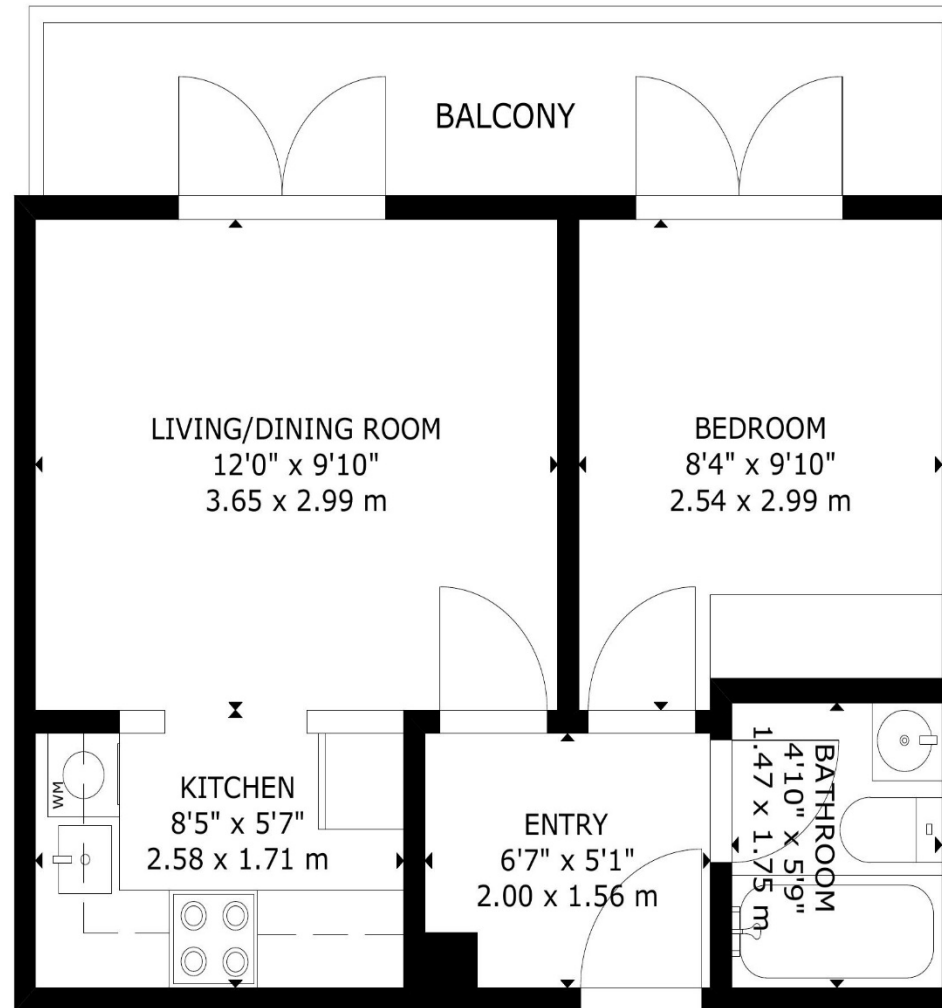
Approx. Floor Area: 321 sqft (29.82 sqm)

Remaining Lease Term: 89 years

Annual Service Charge: £3,212

Annual Ground Rent: £10





GROSS INTERNAL AREA
TOTAL: 30 m²/321 sq.ft
3RD FLOOR: 30 m²/321 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

