



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Makepeace Avenue, Highgate, N6**  
**Price £2,750 pcm - To Let**

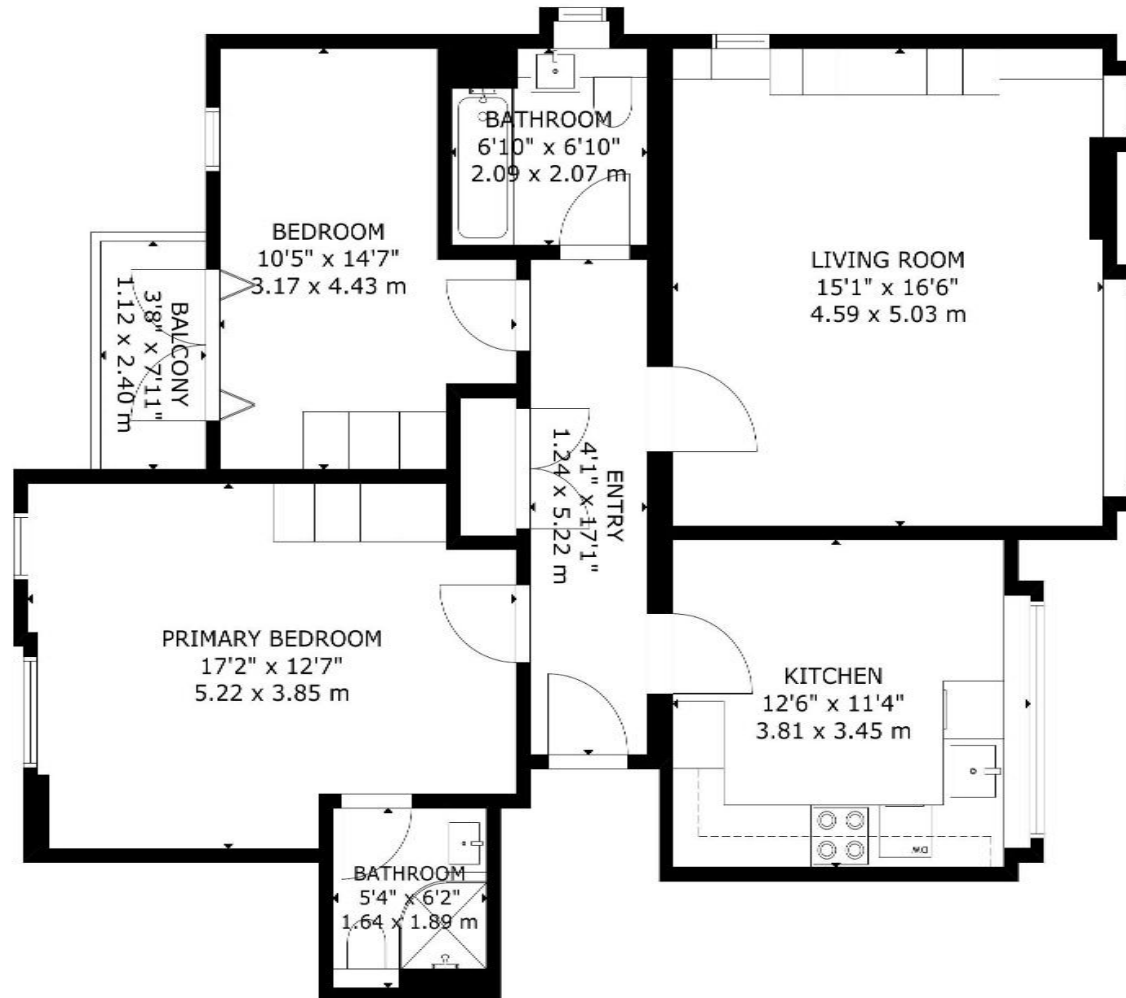
An extremely spacious two bedroom, two bathroom apartment with wooden floors throughout and a balcony situated in the sought after Holly Lodge Estate within walking distance to the underground links from Highgate and Archway, as well as from Gospel Oak. The accommodation comprises a large reception room, separate kitchen with space for dining, two double bedroom and two bathrooms. 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 has gas central heating and Ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available on the street. A permit can be obtained from Camden Council.

Please note that £2,750 per calendar month is the equivalent of £634.61 per week  
Council Tax: Camden Band E  
Approx. Floor Area: 929 sqft (86.31 sqm)





GROSS INTERNAL AREA  
 TOTAL: 86 m<sup>2</sup>/929 sq.ft  
 SECOND FLOOR: 86 m<sup>2</sup>/929 sq.ft  
 EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>/29 sq.ft  
 \* SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(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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