



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Oakeshott Avenue, Highgate, N6
Price £1,750 pcm - To Let

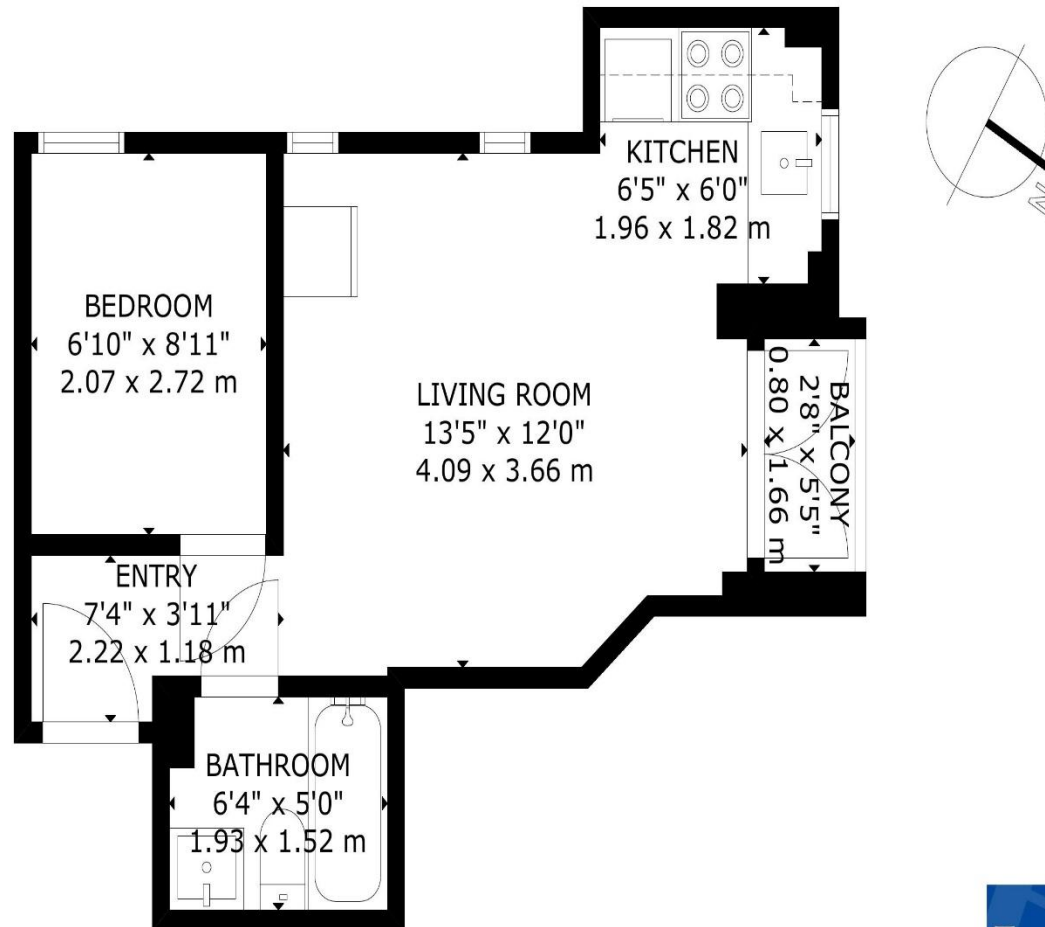
A one bedroom first floor purpose built apartment situated in the sought after Holly Lodge Estate. Flooded with natural light and boasting wooden floors throughout, the accommodation comprises a reception room with French doors opening onto a south facing balcony, kitchen, double bedroom and bathroom. The balcony 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 has gas central heating and ofcom confirms that Ultrafast 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 road.

Please note that £1,750 per calendar month is the equivalent of £403.84 per week
Council Tax: Camden Band C
Approx. Floor Area: 308 sqft (28.61 sqm)





GROSS INTERNAL AREA
 TOTAL: 29 m²/308 sq ft
 FIRST FLOOR: 29 m²/308 sq ft
 EXCLUDED AREAS: BALCONY: 1 m²/14 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
EU Directive 2002/91/EC			



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