



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Makepeace Mansions, Highgate, N6
Price £395,000 - Leasehold

An extremely well presented one bedroom second floor purpose built apartment, with lift access, situated in the sought after Holly Lodge Estate. Flooded with natural light and boasting wooden floors throughout, the accommodation comprises a reception room open plan to a newly fitted kitchen, double bedroom and a recently installed shower room. The property has a large storage cupboard 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 £3,295. This includes all of the properties gas consumption including 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. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is street CPZ parking available.

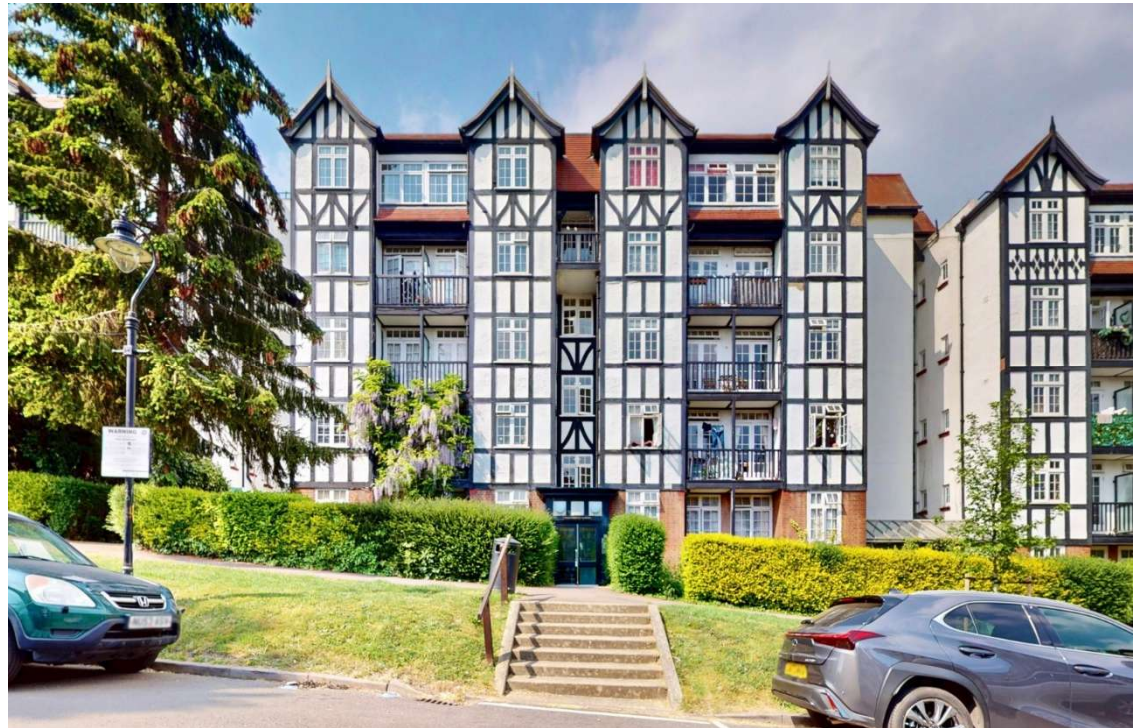
Council Tax: London Borough Of Camden - Band B

Approx. Floor Area: 353 sqft (32.79 sqm)

Remaining Lease Term: 89 years

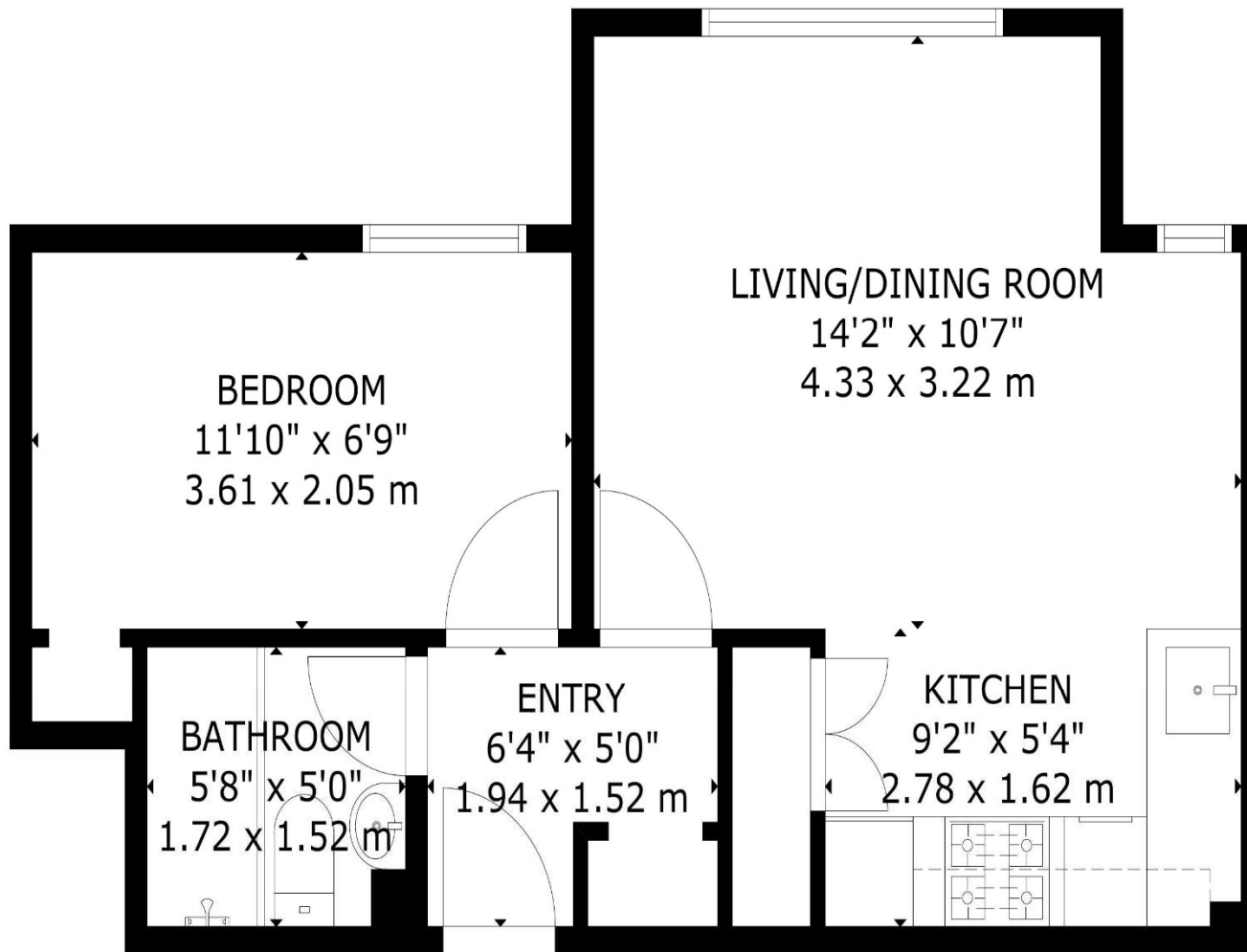
Annual Service Charge: £3,295

Annual Ground Rent: £10



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GROSS INTERNAL AREA
TOTAL: 33 m²/353 sq.ft
SECOND FLOOR: 33 m²/353 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		EU Directive 2002/91/EC	

75 80 FLOOR



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

