



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Oakeshott Avenue, Highgate, N6**  
**Price £425 pw - To Let**

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. 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 and Hampstead Heath is moments from your doorstep.

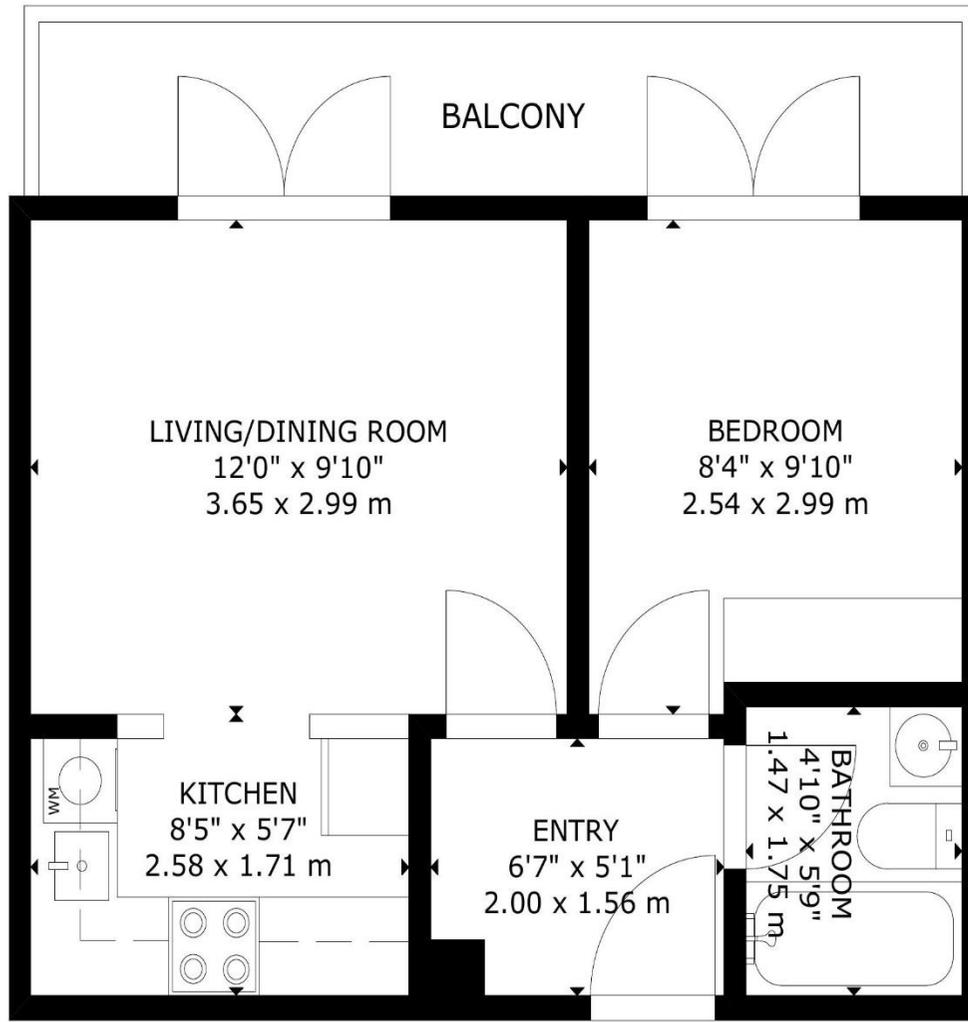
Please note that £425 per week is the equivalent of £1,841.67 per calendar month

Council Tax: Camden Band B

Tenancy Term: 12 months

Approx. Floor Area: 321 sqft (29.82 sqm)





GROSS INTERNAL AREA  
 TOTAL: 30 m<sup>2</sup>/321 sq.ft  
 3RD FLOOR: 30 m<sup>2</sup>/321 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



