



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 540 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 540 SQ FT / 50 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Oakeshott Avenue N6 6DX £419,950

A spacious third floor (top) TWO bedroom flat on the sought after Holly Lodge Estate being only a few minutes walk of historic Highgate Village, Waterlow Park, the acres of parkland that is Hampstead Heath and the local shops and eateries along Swains Lane.

The flat features a 17 x 15' open plan reception/kitchen, two good size bedrooms and a family bathroom.

Transport is provided with Archway and Tufnell Park Northern Line Underground Stations within walking distance as is Gospel Oak Overground and several bus routes.

Energy Efficiency Rating	
Current	Potential
A	G
72	16

Environmental Impact (CO ₂) Rating	
Current	Potential
A	G
66	27



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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