



**HOLLY LODGE MANSIONS, OAKESHOTT AVENUE N6**  
**£470,000 LEASEHOLD**

**A SUPERB ONE BEDROOM SECOND FLOOR APARTMENT  
LOCATED IN A SOUGHT-AFTER, PRIVATE ESTATE BETWEEN  
HIGHGATE VILLAGE AND DARTMOUTH PARK.**

Highgate | 020 8341 1988 | [highgate@winkworth.co.uk](mailto:highgate@winkworth.co.uk)

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## DESCRIPTION:

This outstanding property comprises spacious accommodation and is presented for sale in very good decorative condition. Features include a large 16'2 x 14'7 reception room with enough space to comfortably accommodate a large dining table and double-sized bedroom.

## LOCATION:

Oakeshott Avenue forms an integral part of the highly-regarded Holly Lodge Estate, a private, gated estate located between Highgate Village and Dartmouth Park.

## MATERIAL INFORMATION:

**Tenure:** Leasehold. 125 year lease from 20th December 1989.

**Service Charges:** £2,765.51 to 31st March 2025. This pays for a variety of items including estate fees, building insurance, grounds maintenance etc.

**Ground Rent:** £10.00 per annum

**Council Tax:** Camden Council BAND: C (£1,787.17 for 2024/25).

**Parking:** Parking is available by permit.

**Utilities:** Mains connected electricity, gas, water and sewerage.

**Broadband and Data Coverage:** According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with a high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and tile.

**Heating:** Gas central heating.

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal, bird or reptile in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underfelt except the kitchen and bathroom which should be covered with a suitable material for avoiding the transmission of noise.





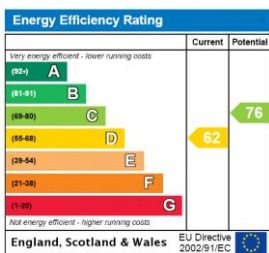
### Holly Lodge Mansions N6

Approx. 50.1 sq. metres (539.1 sq. feet)

Total area: approx. 50.1 sq. metres (539.1 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.  
Plan produced using PlanUp.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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