



# Newly refurbished first floor apartment

**Makepeace Mansions, Makepeace Avenue, Highgate, London, N6**

Guide Price £757,500 Leasehold (Lease Expiry December 2114)

savills



**First floor • South facing balcony • 2 bedrooms & 2 bathrooms • Separate kitchen and living space • Underfloor heating**

**Local Information**

Sitting on Highgate's south-facing slopes, Holly Lodge Estate is surrounded by green spaces.

The expansive Hampstead Heath lies to the west, with Parliament Hill to the south, the famous Highgate Cemetery borders the Estate to the east and north and Highgate Golf Course, Highgate Wood and Queen's Woods lie just one mile beyond. In this enviable spot, Highgate is certainly one of London's quieter areas.

Highgate Village is approximately half a mile away, with its delightful Georgian architecture, celebrated pubs, independent shops and irresistible eateries.

**About this property**

The property features a modern fitted kitchen with solid oak worktops and separate living space. The principal bedroom suite has an en-suite and there is a generous second bedroom and bathroom. This beautifully refurbished, spacious and high-specification home is offered chain free.

**Tenure**

Leasehold (Lease Expiry December 2114)

**Local Authority**

London Borough Of Camden

**Council Tax**

Band = D

**Ground Rent**

£450 per annum

**Energy Performance**

EPC Rating = B

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.







Makepeace Mansions, Makepeace Avenue, Highgate, London, N6  
Gross Internal Area 867 sq ft, 80.5 m²

James Diaper  
Hampstead  
+44 (0) 20 7472 5000  
jdiaper@savills.com




London, N6 6HB

Approximate Area = 881 sq ft / 81.8 sq m  
For identification only - Not to scale



First floor

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023.  
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| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  | 82  | 82        |
| (92+) 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, Scotland & Wales                   |  | EU Directive 2002/91/EC  |           |

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