



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.

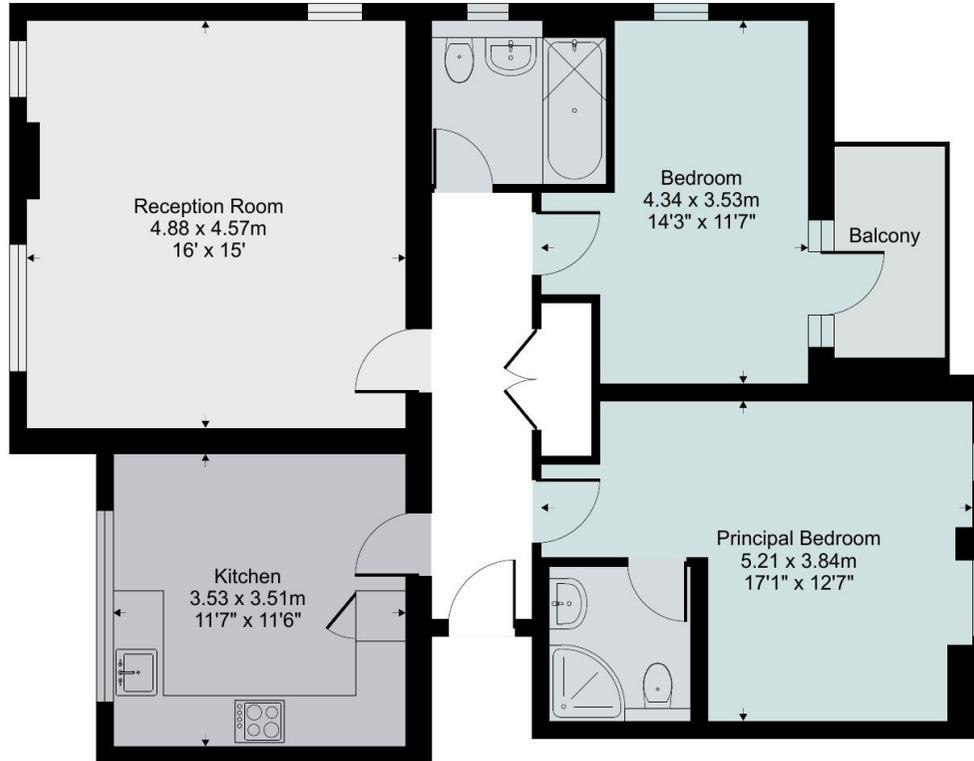
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London, N6 6HB

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



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Savills (UK) Limited. REF: 945667

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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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