



HOLLY LODGE

HIGHGATE N6

A collection of outstanding two bedroom apartments
available for private sale





Welcome to Holly Lodge -
a collection of outstanding
two bedroom apartments in
charming, leafy Highgate.

Discover an exceptional quality of life within the delightful Holly Lodge Estate, a peaceful enclave of tree-lined avenues in a highly desirable residential area. The development is surrounded by vast green spaces and is within easy reach of central London.

The homes at Holly Lodge are finished to a good standard throughout, with fully fitted kitchen units and integrated kitchen appliances, double glazed windows, underfloor heating and natural oak finishes.

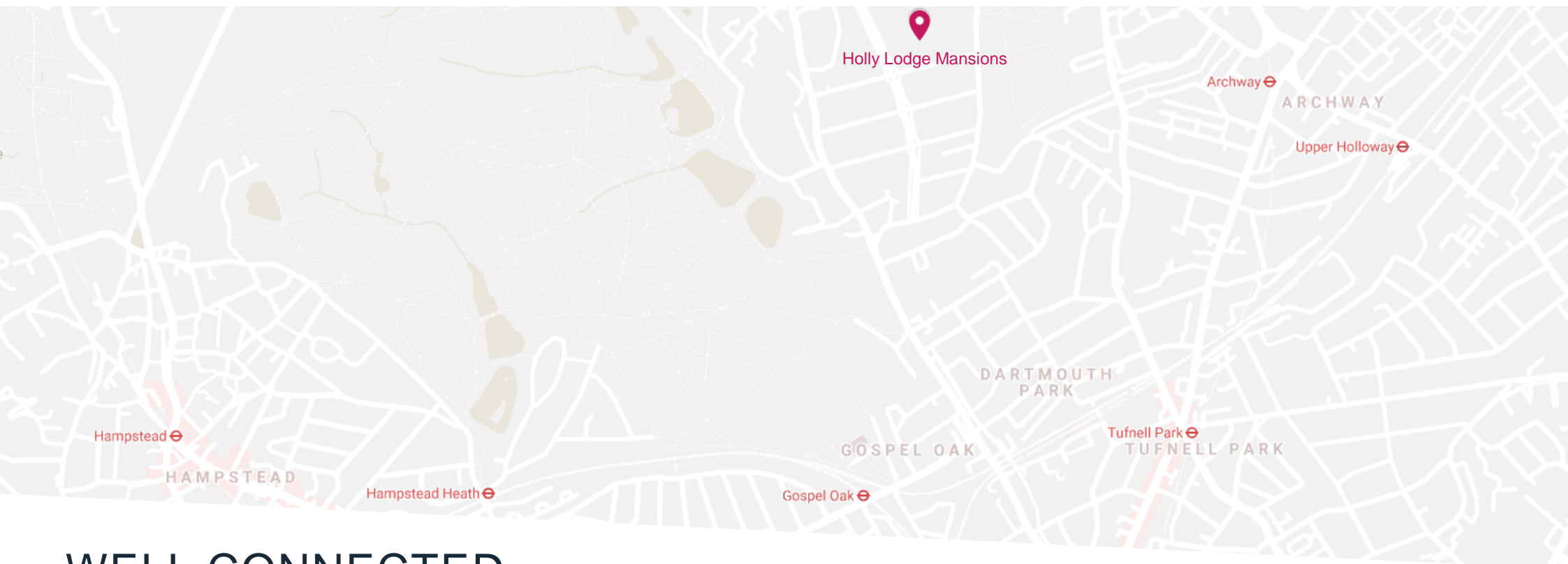
This unique development comprises beautifully refurbished, spacious homes within the Estate's distinctive 1920s Tudor-style buildings.



EXPLORE HIGHGATE

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. But there's good selection of amenities on the Estate's doorstep, and Highgate Village is approximately half a mile away, with its delightful Georgian architecture, celebrated pubs, independent shops and irresistible eateries. And you're only a short bus ride from the livelier centres of Camden Town and Hampstead.



WELL CONNECTED

While located in a protected residential area, Holly Lodge Estate is conveniently positioned for road access and central London transport connections.

Those driving in and out of town will enjoy the proximity of the A1, which heads straight into the City and is directly linked to the North Circular. For central London commuters, there are three nearby underground stations: Highgate (Zone 3), Archway and Tufnell Park (Zone 2), each walkable in 17-20 minutes. But by using the handy 214 and C11 bus services to connect to the wider transport network, you can be in the heart of the capital in around 30 minutes. The local Swain's Lane shops are approximately 500m walk, which is also the terminus of the C2 bus to Regent's Park, Oxford Circus, Hyde Park Corner and Victoria.



By Tube from Archway Station



Highgate - 2 mins

Camden Town - 5 mins

Mornington Crescent - 7 mins

Euston - 9 mins

Tufnell Park - 10 mins

Kings Cross - 10 mins

Oxford Circus - 14 mins



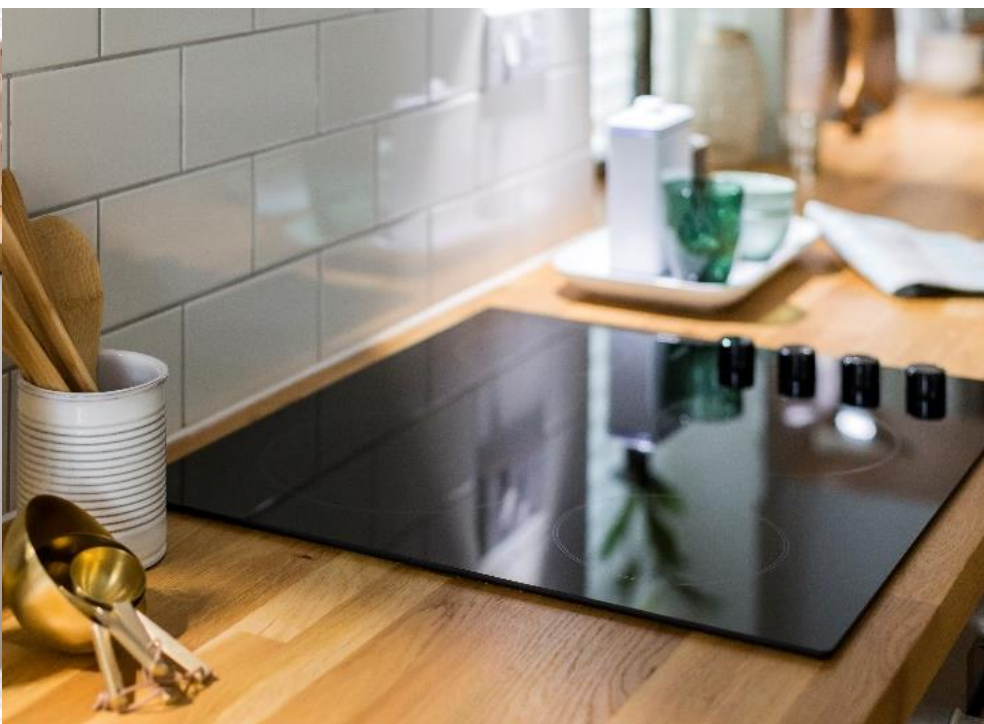
By Foot



Archway - 17 mins

Tufnell Park - 19 mins

Highgate - 20 mins



SPECIFICATION

General

- Double glazed windows with insulated redwood frames
- Front fire door with security chain and telescopic viewer
- Interior fire doors
- Evinox heating/hot water unit
- Underfloor heating with individual room thermostats
- Engineered wood flooring in a natural oak finish
- Energy efficient lighting
- Smoke detectors
- Video entry phone system
- TV point to living area
- BT point to living area

THE
CAMDEN
collection

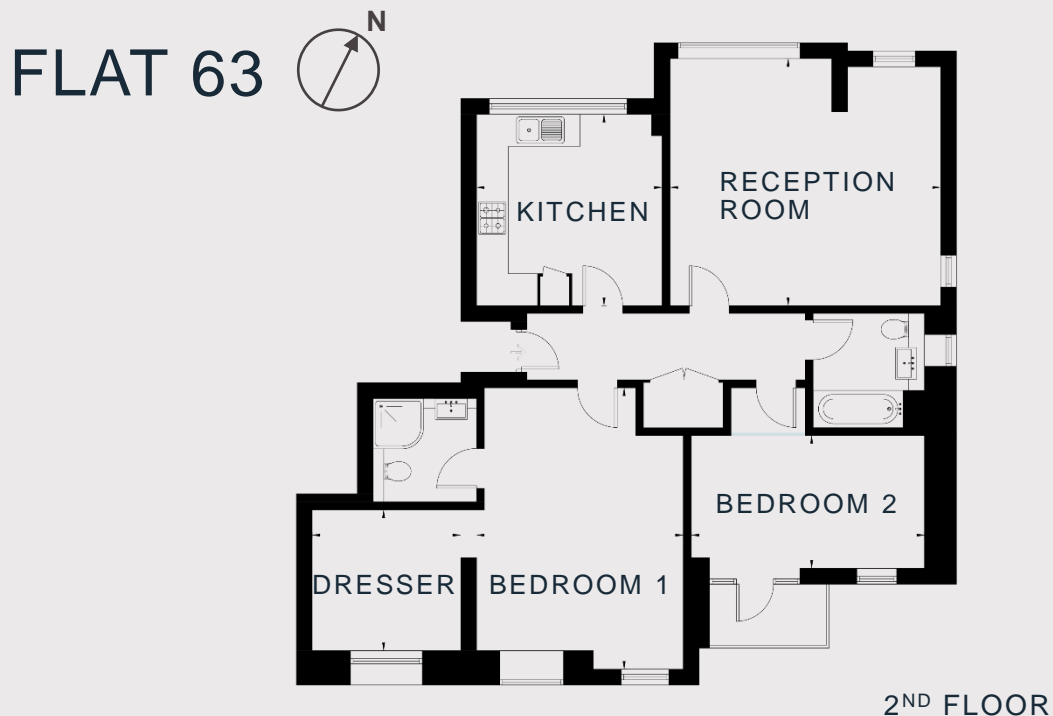
Kitchen

- White gloss kitchen units with solid oak worktops
- Double bowl sink with drainer and Monobloc single mixer tap
- White brick tiled splash backs
- Appliances incorporating integrated fridge freezer, washing machine, dishwasher and single oven with ceramic hob and integrated extractor

Bathroom

- White sanitary ware
- Bath with chrome finish pillar taps and shower fittings
- Two-fold bath screen
- Concealed cistern WC
- Square basin with chrome pillar taps and oak finish vanity unit
- Heated towel rail
- Shaver socket
- Porcelain wall and floor tiles





2 BEDROOM – 2ND FLOOR

KITCHEN

3.64m x 3.48m
11'11 x 11'5

BEDROOM 1

5.29m x 4.00m
17'4 x 13'1

DRESSER

2.79m x 2.65m
9'2 x 8'8

RECEPTION

5.12m x 4.68m
16'10 x 15'4

BEDROOM 2

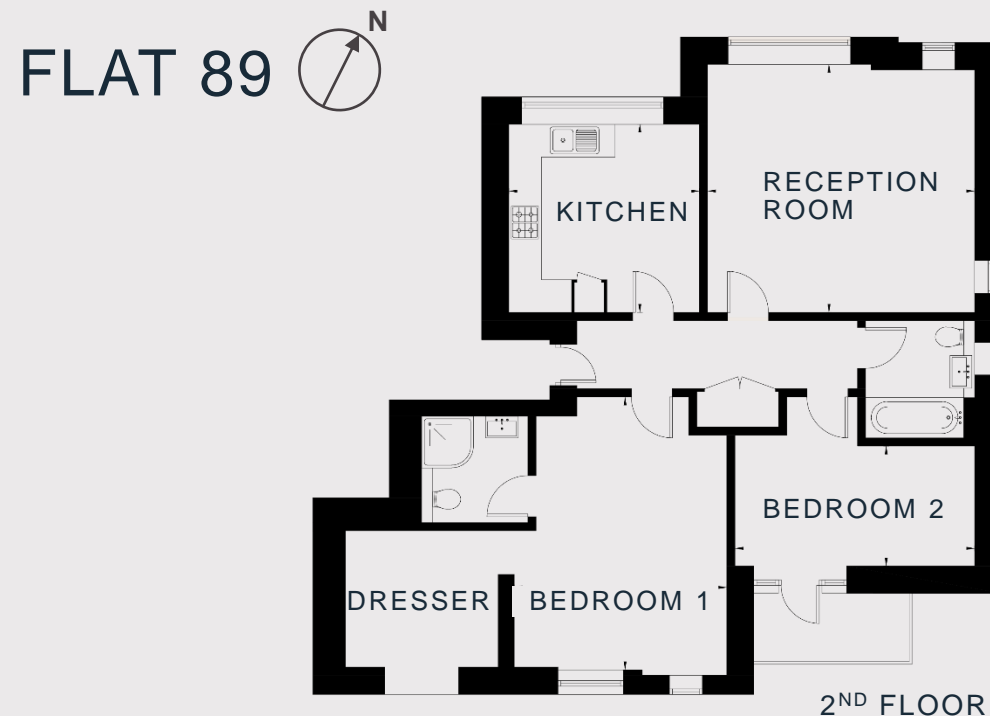
4.49m x 2.50m
14'9 x 8'2

TOTAL

97.8 m²

1053 sq ft

THE
CAMDEN
collection



2 BEDROOM – 2ND FLOOR

KITCHEN

3.51m x 3.50m
11'6 x 11'6

BEDROOM 1

5.07m x 3.90m
16'8 x 12'10

DRESSER

2.79m x 2.53m
9'2 x 8'4

RECEPTION

4.99m x 4.53m
16'4 x 14'10

BEDROOM 2

4.43m x 2.20m
14'6 x 7'3

TOTAL

93.3 m²

1004 sq ft

savills



2 BEDROOM – 3RD FLOOR

KITCHEN

3.64m x 3.47m
11'11 x 11'5

RECEPTION

5.12m x 4.66m
16'10 x 15'3

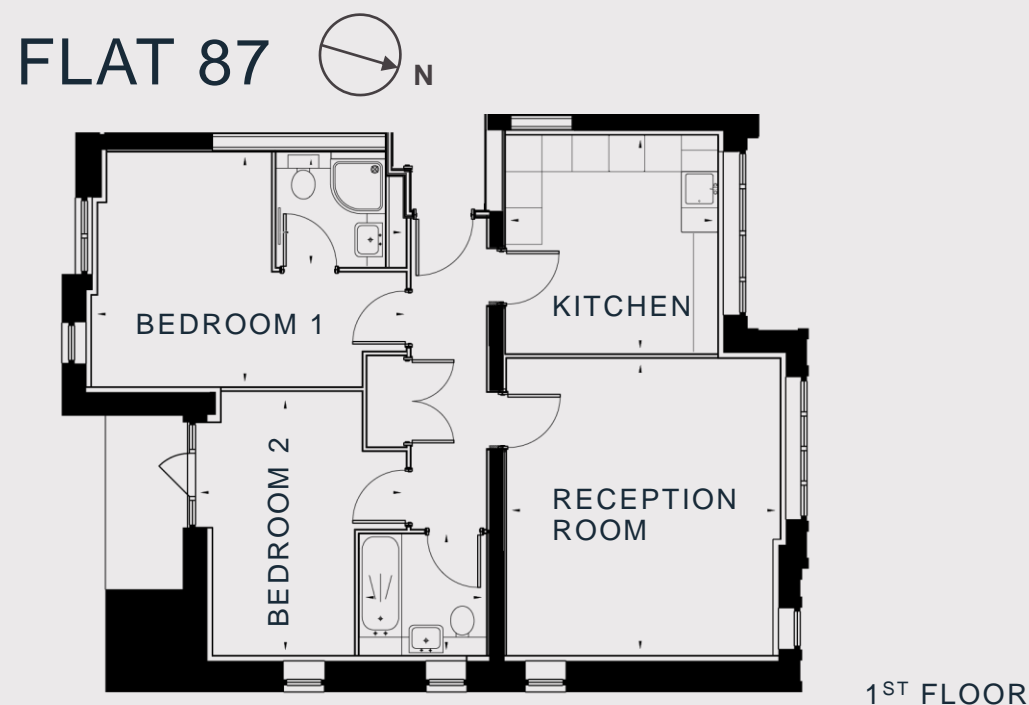
BEDROOM 1

5.07m x 4.01m
16'8 x 13'2

BEDROOM 2

4.47m x 2.49m
14'8 x 8'2

TOTAL **87.0 m²** **936 sq ft**



2 BEDROOM – 1ST FLOOR

KITCHEN

3.35m x 3.5m
10'11 x 11'5

RECEPTION

4.2m x 4.8m
13'9 x 15'8

BEDROOM 1

4.3m x 3.5m
14'1 x 11'5

BEDROOM 2

2.25m x 4.25m
7'4 x 13'11

TOTAL **80.54 m²** **867 sq ft**



SITE PLAN

The streetscape and communal gardens echo the surrounding area and feature wide grass verges, paved walkways, tree-lined avenues and an ornamental pond. The original layout was inspired by the ideals of Sir Ebenezer Howard, the creator of the Garden City, a concept that captured the imagination of town planners worldwide in the late-Victorian era. The Estate's present curators are carefully maintaining the character of the landscape to offer residents a delightful outdoor space for recreation and relaxation.



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THE
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