



**DAYMORRIS**  
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**Day Morris Estate Agents**

61 Highgate High Street, Highgate, London, N6 5JY

**Tel:** 0208 348 8131

**Email:** [highgate@daymorris.co.uk](mailto:highgate@daymorris.co.uk)

**[www.daymorris.co.uk](http://www.daymorris.co.uk)**



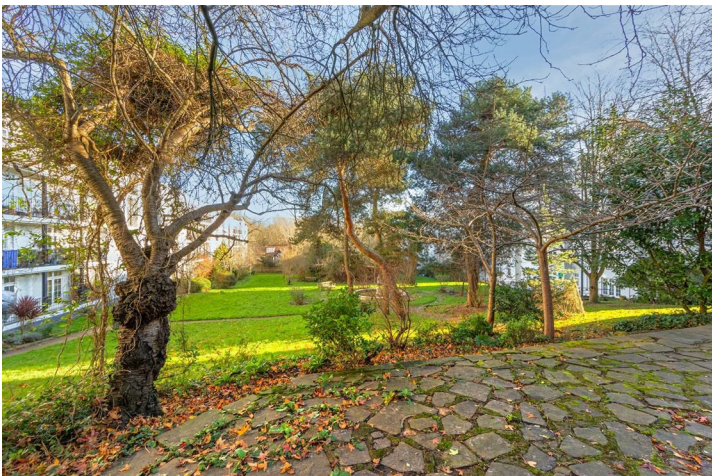
## **Oakeshott Avenue, Highgate, N6 6DT**

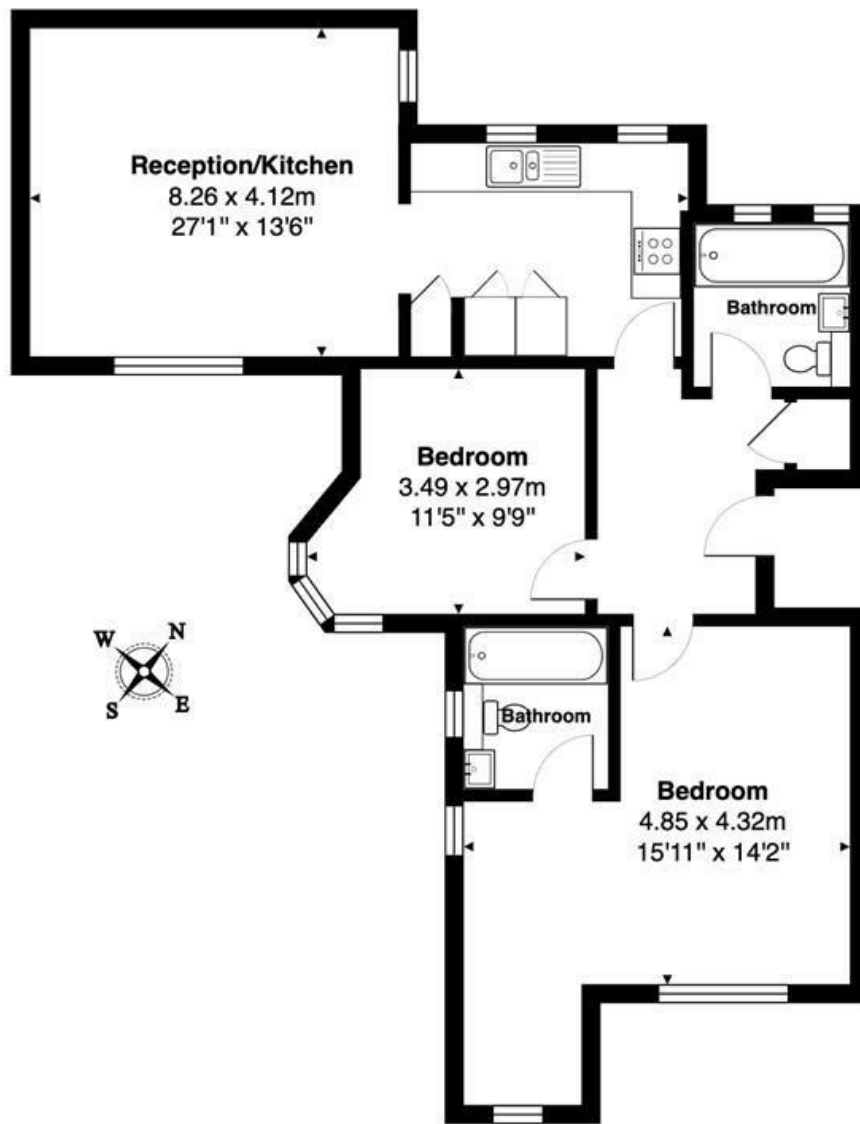
**£695,000**

Situated on the incredibly sought after Holly Lodge Estate within close proximity of the excellent shops and restaurants of Swains Lane and the extensive open spaces of The Heath and Waterlow Park. Highgate Village is also nearby. This spacious and modernised Ground Floor Flat of approximately 810 sq ft, benefits from underfloor heating throughout and is in a recently refurbished block in an elevated position on the north side of the avenue. The accommodation comprises:

- \* Principal Bedroom with En-suite Bathroom
- \* Further Bedroom
- \* Family Bathroom
- \* 27' Reception with Open Plan Kitchen
- \* Underfloor Heating Throughout
- \* Communal Gardens
- \* EPC D
- \* Council Tax Band D







Ground Floor

Total Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	69
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	