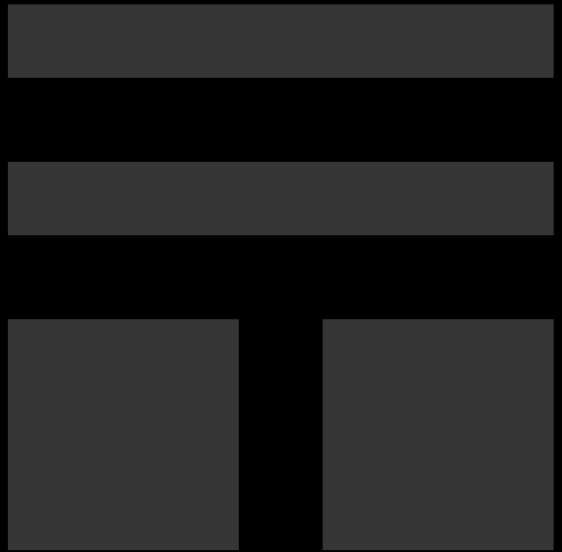
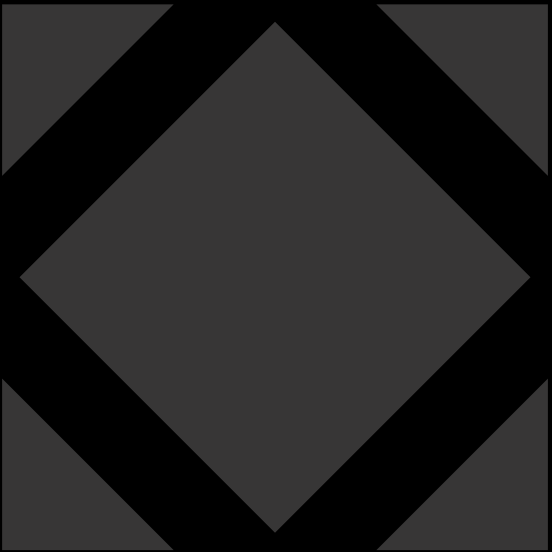
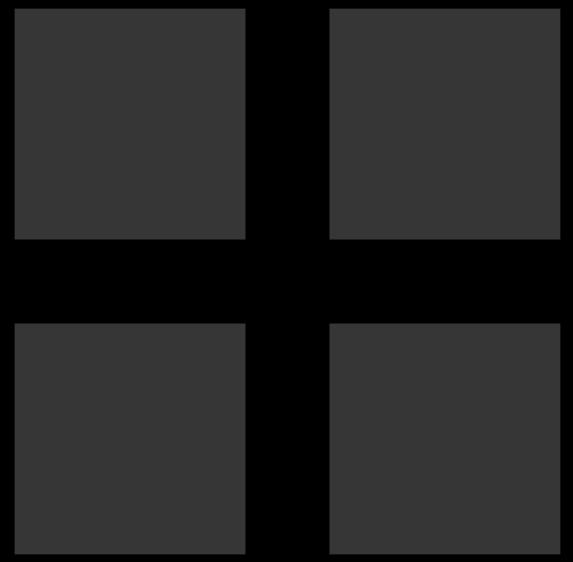


HOLLY LODGE
HIGHGATE N6





HOLLY LODGE

Welcome to Holly Lodge — a collection of outstanding two-bed apartments in handsome, 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, surrounded by vast green spaces and within easy reach of central London.

This unique development comprises 18 beautifully refurbished, spacious and high-specification homes in four of the Estate's distinctive 1920s Tudor-style buildings.





020 3320 8220

Hollylodge@savills.com

Green & pleasant

Highgate is one of London's prized locations. It's a place as wealthy in greenery as it is in history, offering the perfect setting for city life.



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 enviably quiet and peaceful spot, there's still an excellent selection of amenities on the Estate's doorstep. Highgate village is approximately half a mile away, with its delightful Georgian architecture, celebrated pubs, independent shops and irresistible eateries, or for the livelier centres of Camden Town and Hampstead, you only need hop on a bus.

HOLLY LODGE

A connected suburb

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 20–25 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.

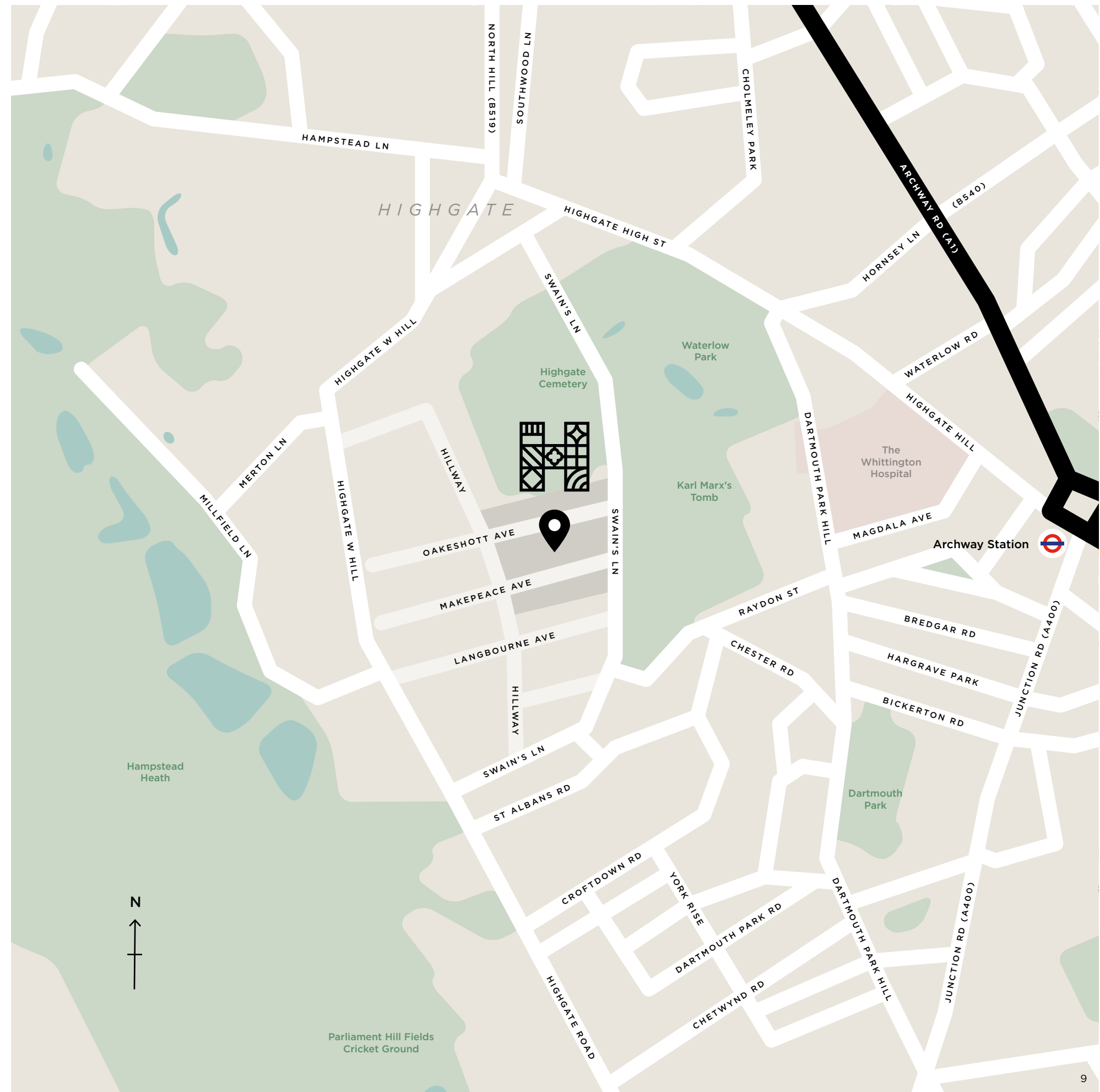
By Tube (from Archway)

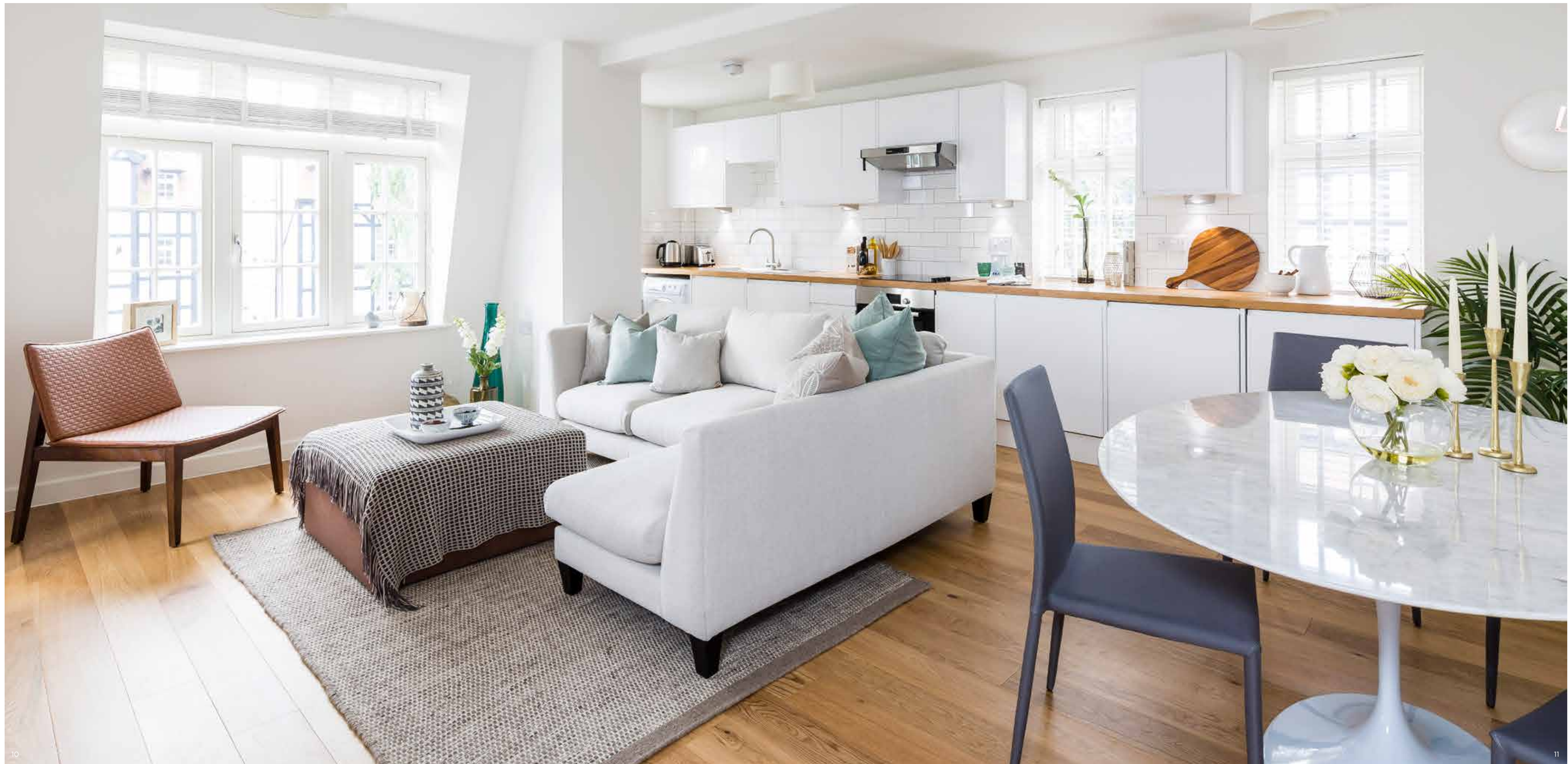
Highgate	2 mins
Camden Town	5 mins
Mornington Crescent	7 mins
Euston	9 mins
Tufnell Park	10 mins
Kings Cross	10 mins
Oxford Circus	14 mins
Old Street	15 mins

By Foot

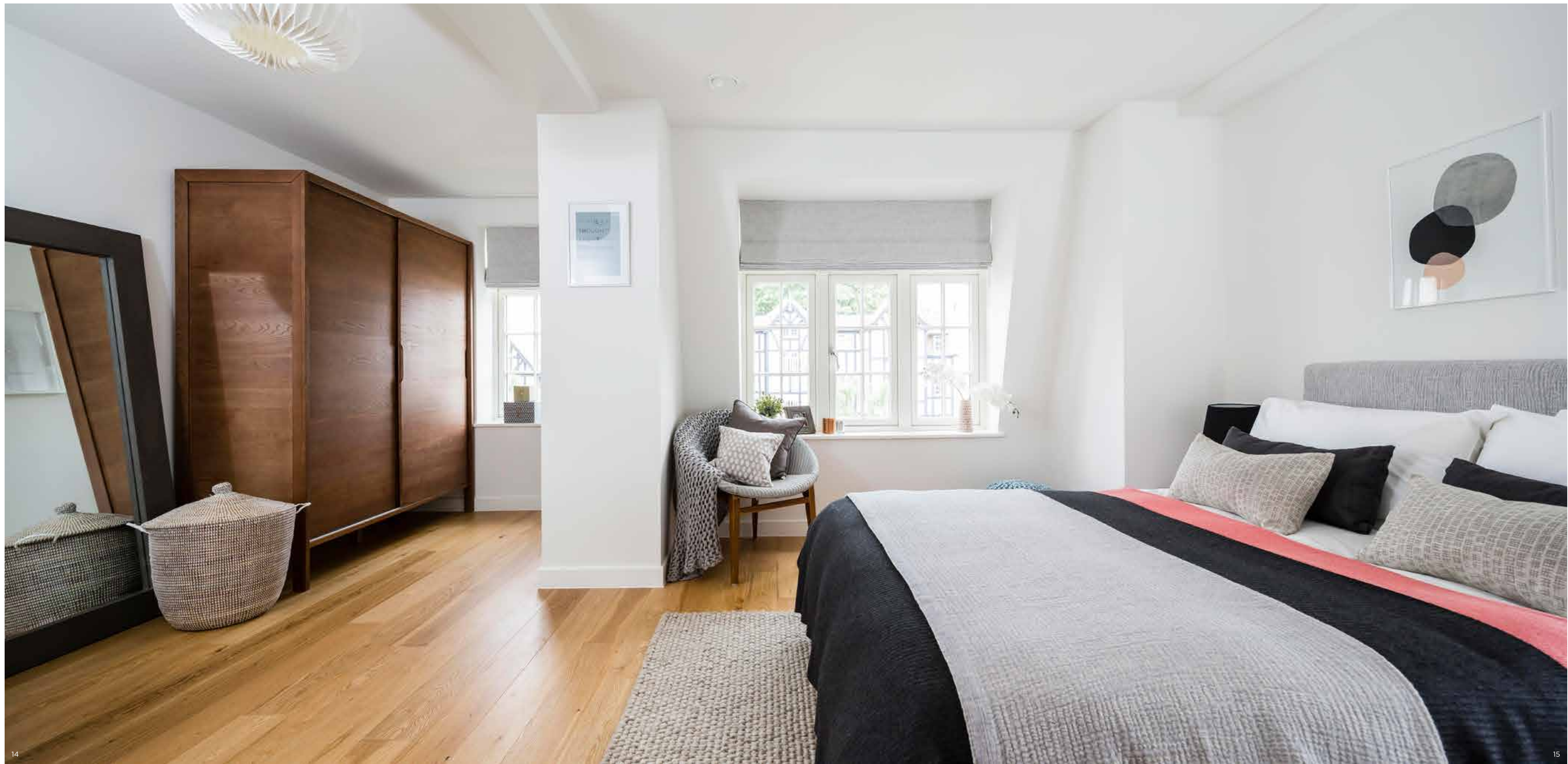
Highgate	20 mins
Archway	17 mins
Tufnell Park	19 mins

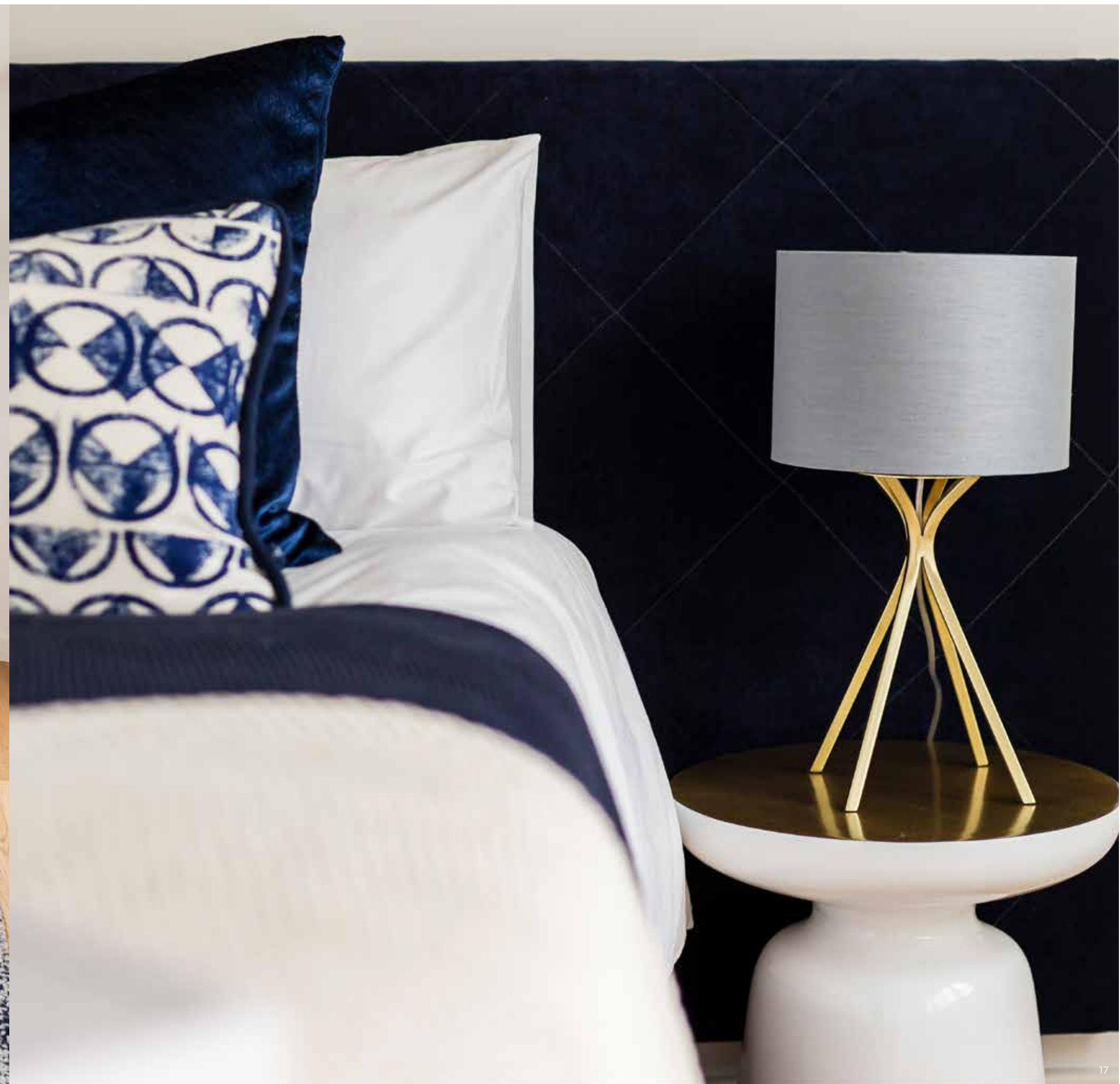
There are two bus routes 300m walk away: 214 from Highgate Village to Camden, St Pancras International and Finsbury Circus and C11 from Archway Station to Brent Cross Shopping Centre. The local Swain's Lane shops are a approximately 500m walk, which is also the terminus of the C2 bus to Regent Park, Oxford Circus, Hyde Park Corner and Victoria.

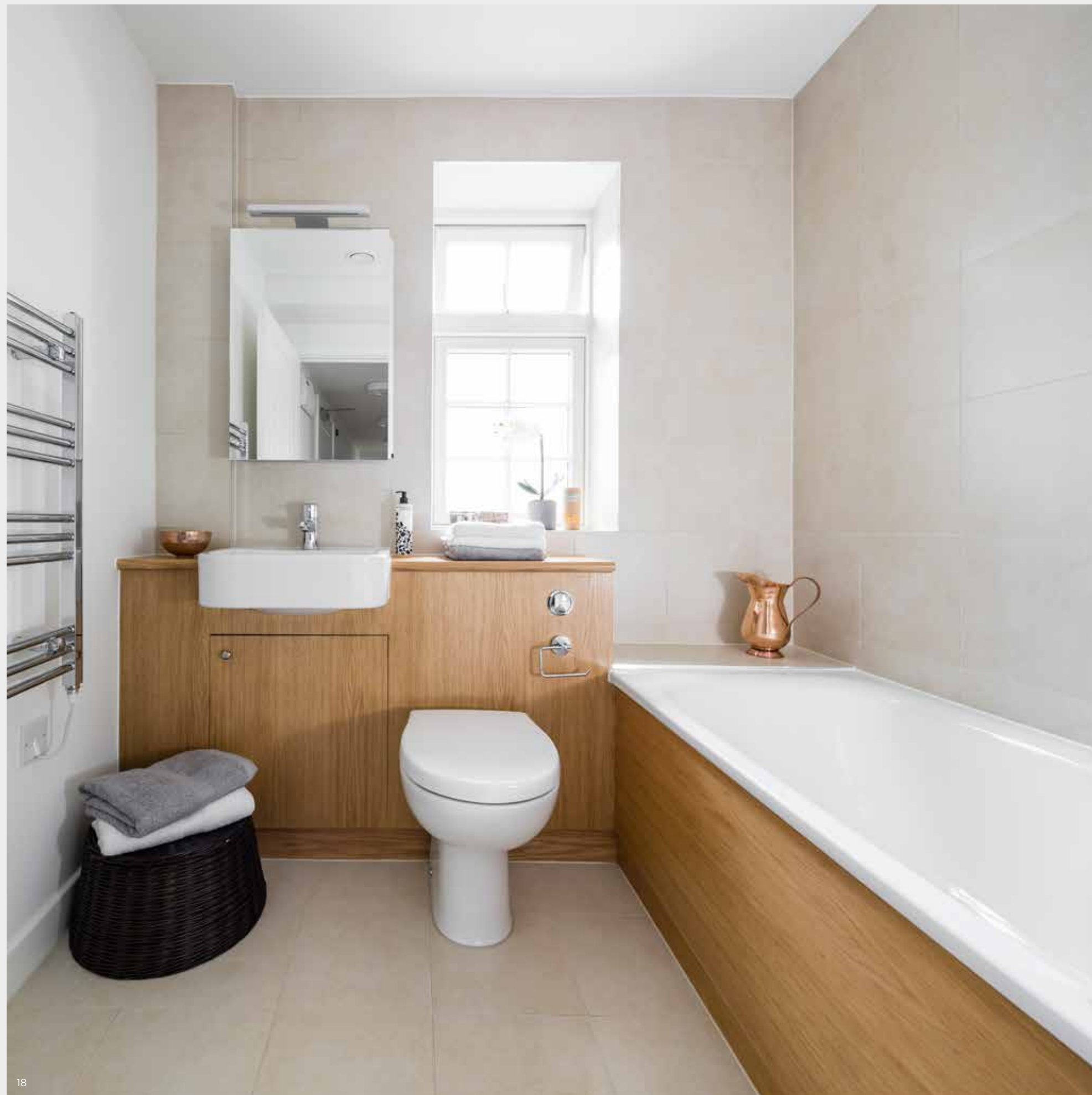












020 3320 8220

Hollylodge@savills.com

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

Kitchen

- White gloss kitchen units with solid oak worktops
- Double bowl sink with drainer and monobloc single mixer tap by Franke
- 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:
- Steel 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

A garden in the city

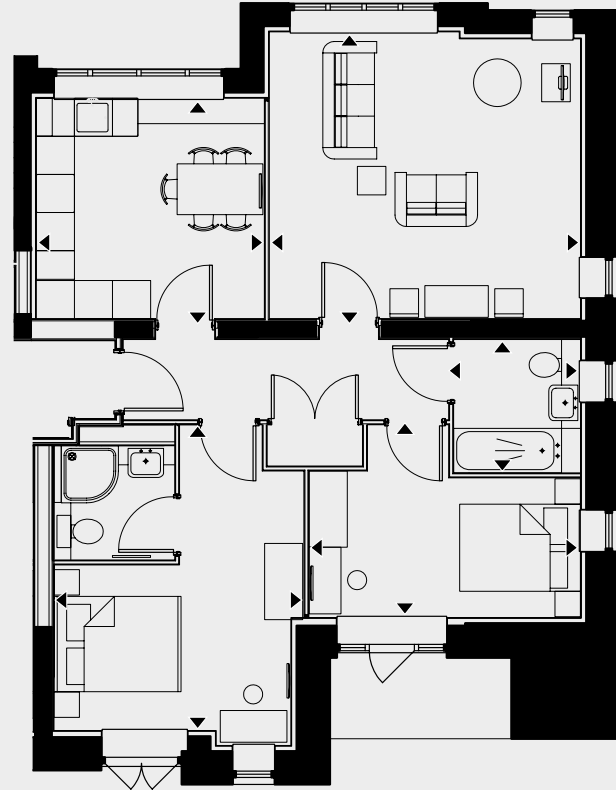
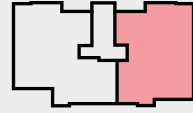
The streetscape and communal gardens echo the surrounding area and feature wide grass verges, paved walkways, tree-lined avenues and an ornamental pond. The original layout was inspired by the ideals of Sir Ebenezer Howard, the creator of the Garden City, a concept that captured the imagination of town 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.

The 18 apartments are located in four buildings, sitting in two distinct locations within the Estate. Phase 1 comprises 7 two-bedroom apartments in Holly Lodge Mansions on Oakeshott Avenue. Phase 2 comprises 11 two-bedroom apartments in Makepeace Mansions on Makepeace Avenue.



Site plan





4

Makepeace Mansions

KITCHEN

RECEPTION

Block 4

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

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

Ground Floor

Flat 85

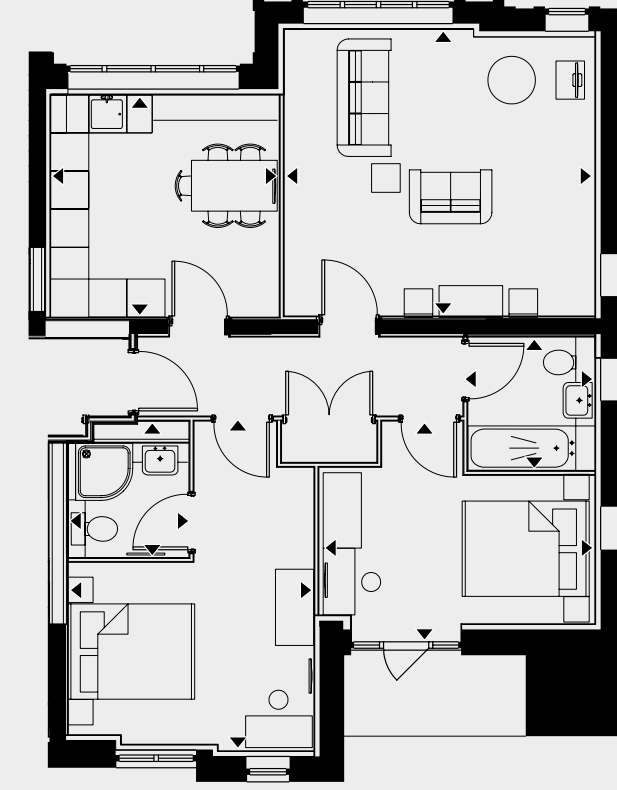
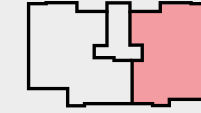
BEDROOM 1

BEDROOM 2

857 sq ft

7'34" x 13'11"
2.25m x 4.25m

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



Makepeace Mansions

KITCHEN

RECEPTION

Block 4

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

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

First Floor

Flat 87

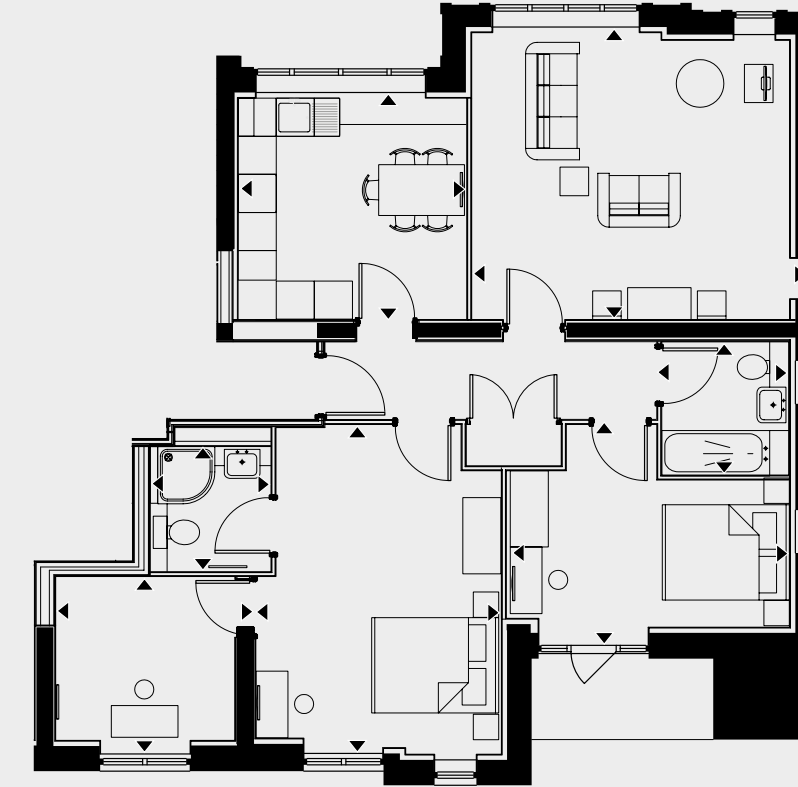
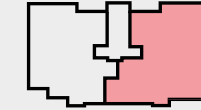
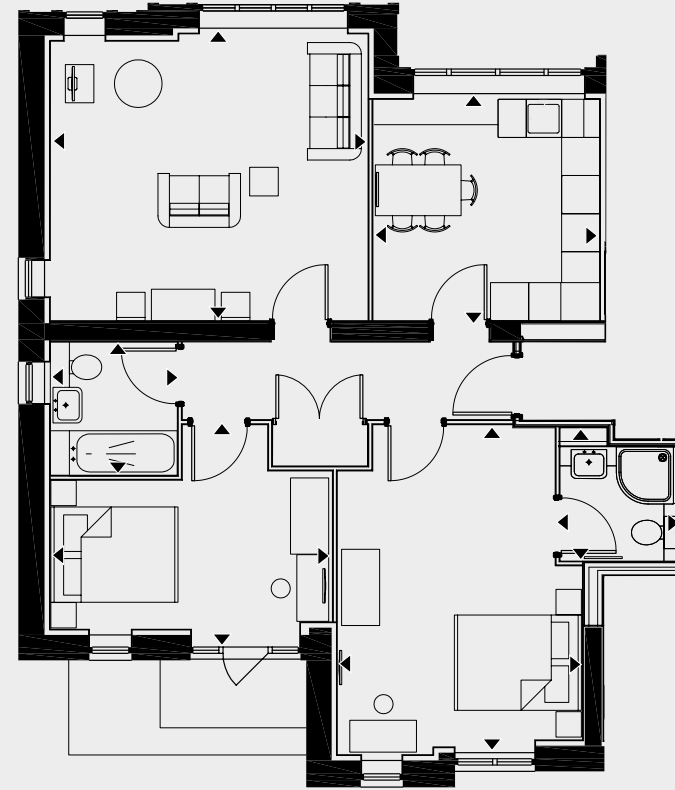
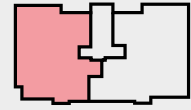
BEDROOM 1

BEDROOM 2

867 sq ft

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

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



Makepeace Mansions

KITCHEN

RECEPTION

Block 4

10'11" x 11'1"
3.35m x 3.4m

13'11" x 15'10"
4.25m x 4.85m

Second Floor

Flat 90

BEDROOM 1

BEDROOM 2

915 sq ft

15'7" x 17'2"
4.75m x 5.25m (max)

7'6" x 14'1"
2.3m x 4.3m

Makepeace Mansions

KITCHEN

RECEPTION

Block 4

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

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

Second Floor

Flat 89

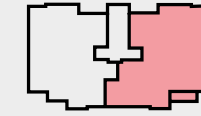
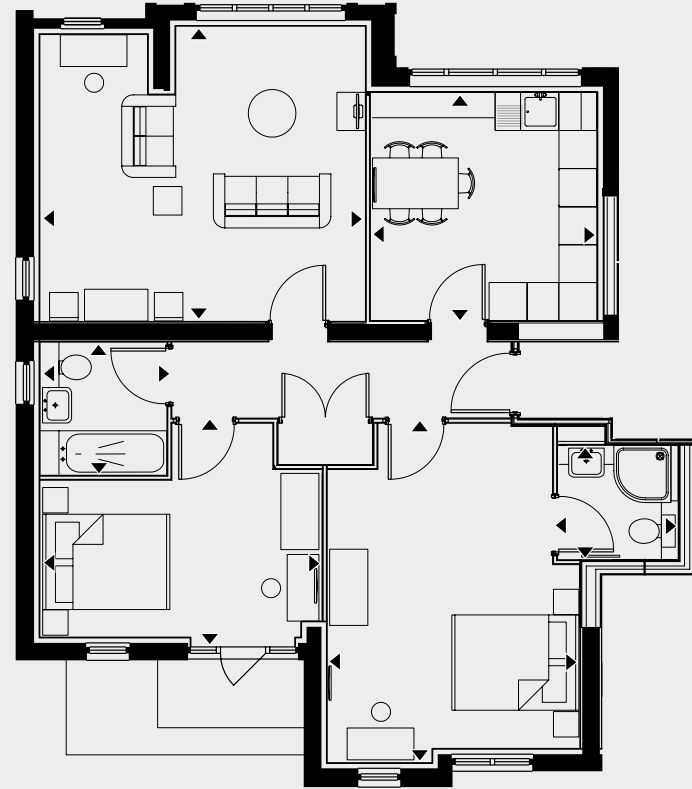
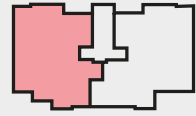
BEDROOM 1

BEDROOM 2

1,010 sq ft

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

15'7" x 12'3"
4.75m (max) x 3.75m



Makepeace Mansions

KITCHEN

RECEPTION

Block 4

11'5" x 11'3"
3.5m x 3.45m

14'9" x 16'6"
4.5m x 5.05m

Third Floor

Flat 92

BEDROOM 1

BEDROOM 2

940 sq ft

16'0" x 15'10"
4.9m x 4.85m

8'6" x 14'1"
2.6m (max) x 4.3m

Makepeace Mansions

KITCHEN

RECEPTION

Block 4

11'5" x 11'3"
3.5m x 3.45m

14'3" x 16'0"
4.35m x 4.9m

Third Floor

Flat 91

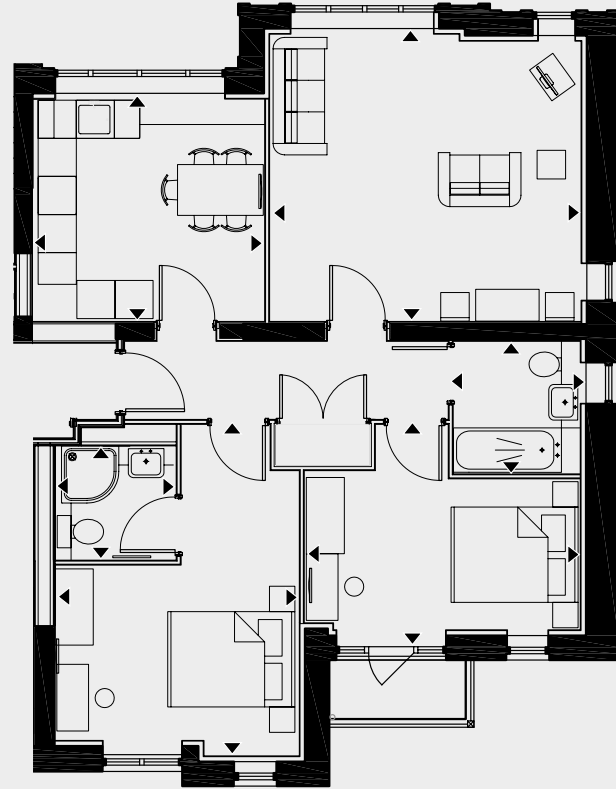
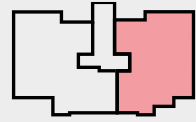
BEDROOM 1

BEDROOM 2

1,035 sq ft

7'8" x 16'0"
2.35m x 4.9m

16'2" x 12'3"
4.95m (max) x 3.75m



5

Makepeace Mansions

Block 5

First Floor

Flat 59

867 sq ft

KITCHEN

11'1" x 11'7"
3.4m x 3.55m

RECEPTION

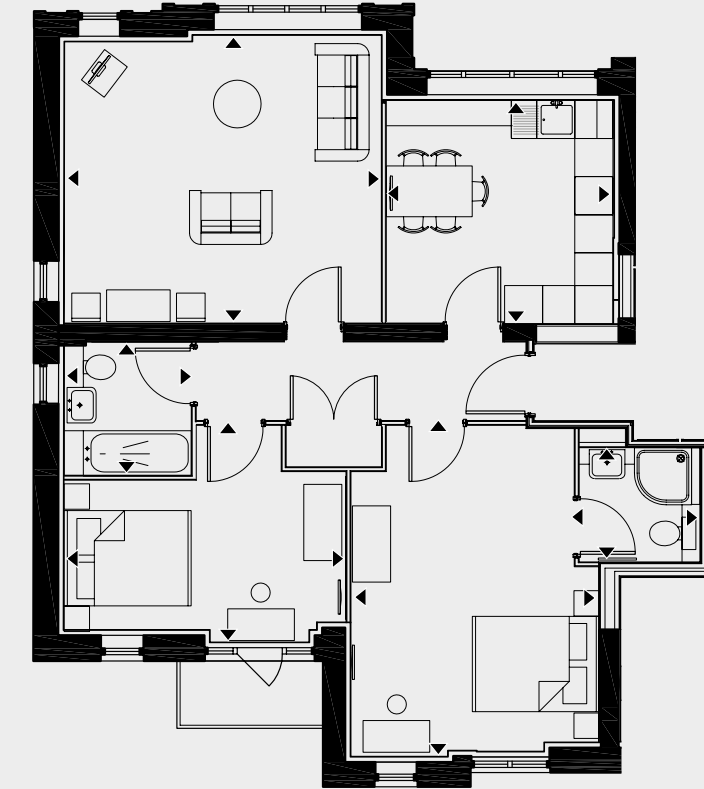
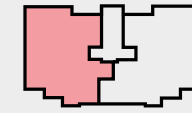
14'1" x 13'11"
4.3m x 4.25m

BEDROOM 1

7'7" x 13'9"
2.3m x 4.2m

BEDROOM 2

16'4" x 12'1"
5m (max) x 3.7m (max)



Makepeace Mansions

Block 5

Second Floor

Flat 62

913 sq ft

KITCHEN

11'1" x 11'3"
3.4m x 3.45m

RECEPTION

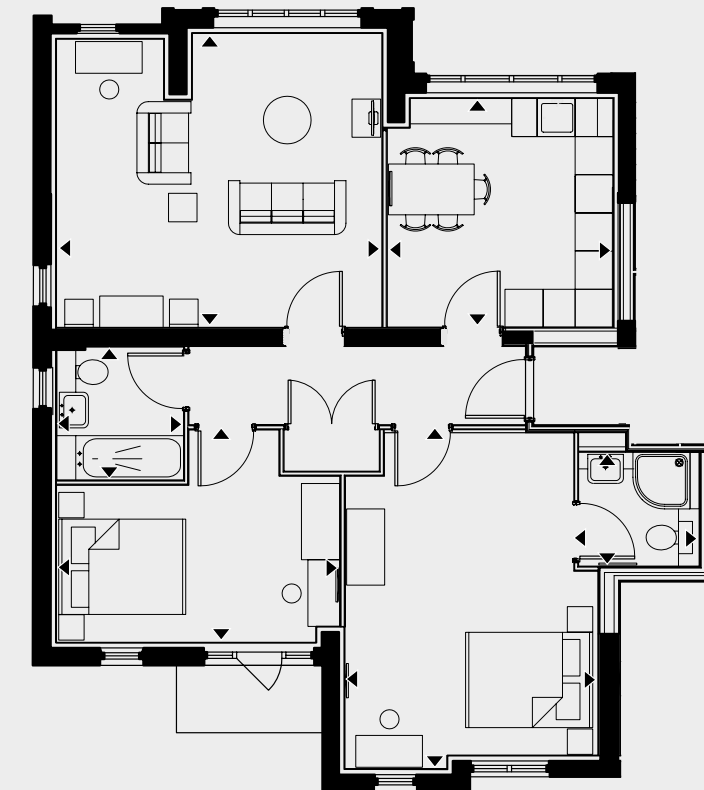
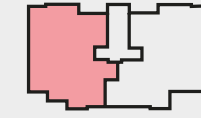
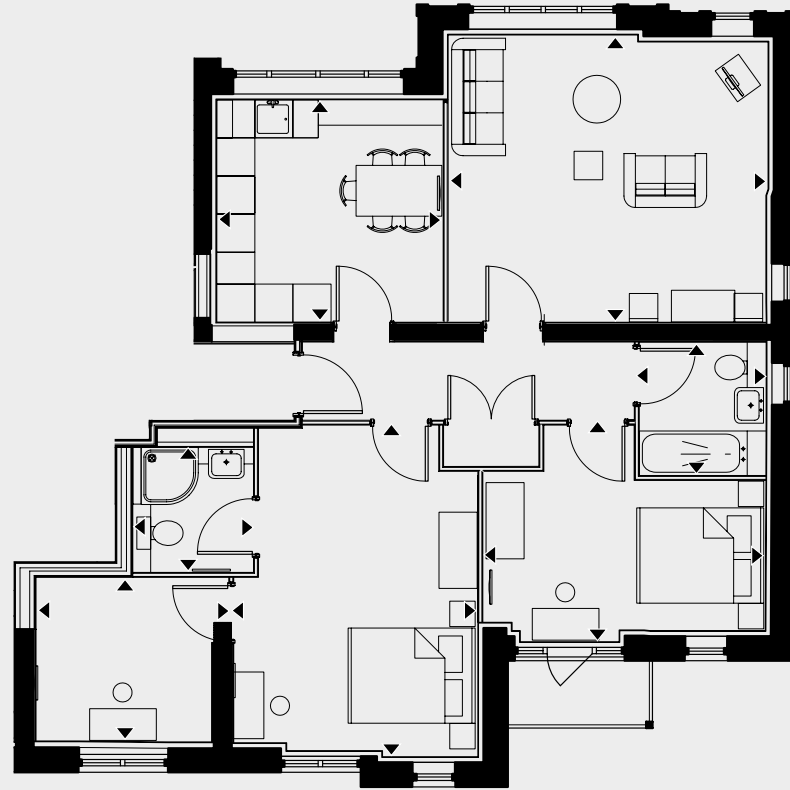
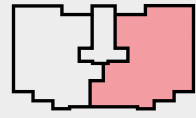
14'1" x 15'10"
4.3m x 4.85m

BEDROOM 1

15'8" x 12'3"
4.8m (max) x 3.75m (max)

BEDROOM 2

7'64" x 14'1"
2.3m x 4.3m



Makepeace Mansions

KITCHEN

RECEPTION

Block 5

11'1" x 11'3"
3.4m x 3.45m

14'1" x 15'10"
4.3m x 4.85m

Second Floor

Flat 61

BEDROOM 1

BEDROOM 2

1,009 sq ft

7'6" x 13'11"
2.3m x 4.25m

16'0" x 12'3"
4.9m (max) x 3.75m

Makepeace Mansions

KITCHEN

RECEPTION

Block 5

11'1" x 11'3"
3.4m x 3.45m

14'7" x 16'2"
4.45m x 4.95m

Third Floor

Flat 64

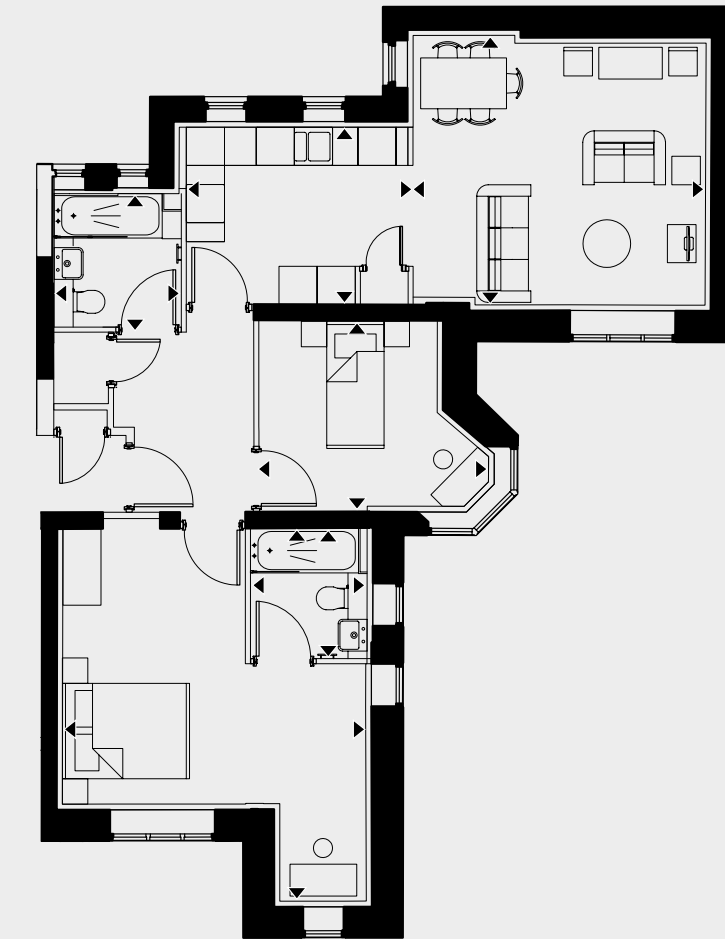
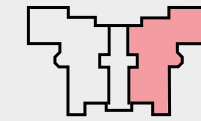
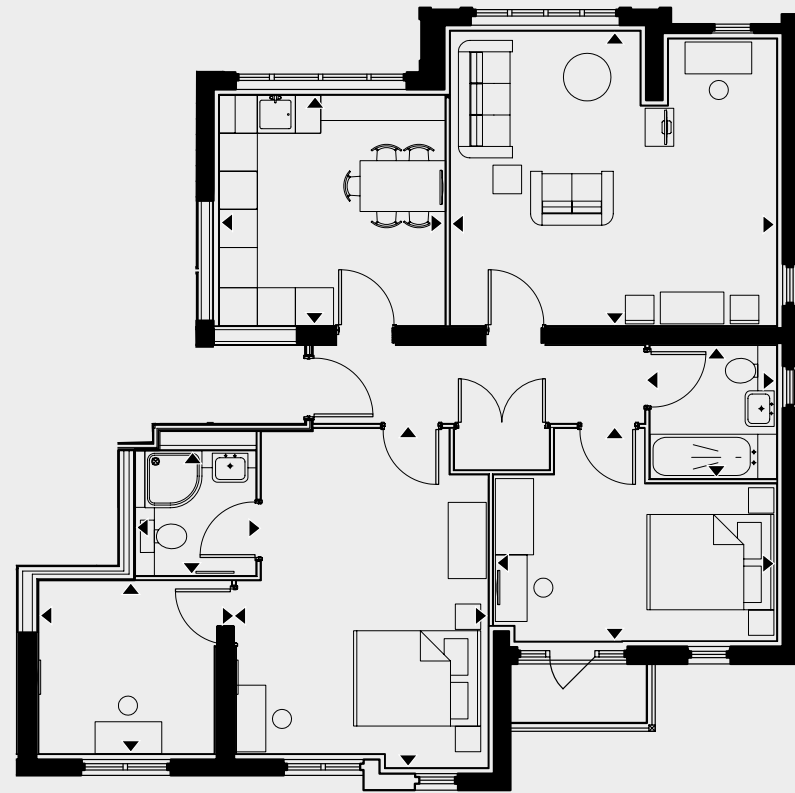
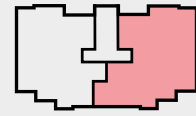
BEDROOM 1

BEDROOM 2

934 sq ft

16'2" x 12'9"
4.95 (max) x 3.9m

14'1" x 7'10"
4.3m x 2.4m



6

Makepeace Mansions

Block 5

Third Floor

Flat 63

1,040 sq ft

KITCHEN

11'5" x 11'3"
3.5m x 3.45m

RECEPTION

16'2" x 16'0"
4.95m x 4.9m

BEDROOM 1

7'6" x 13'11"
2.3m x 4.25m

BEDROOM 2

16'4" x 12'7"
5m (max) x 3.85m

Holly Lodge Mansions

Block 6

Ground Floor

Flat 28

841 sq ft

EPC Rating: C

KITCHEN/RECEPTION

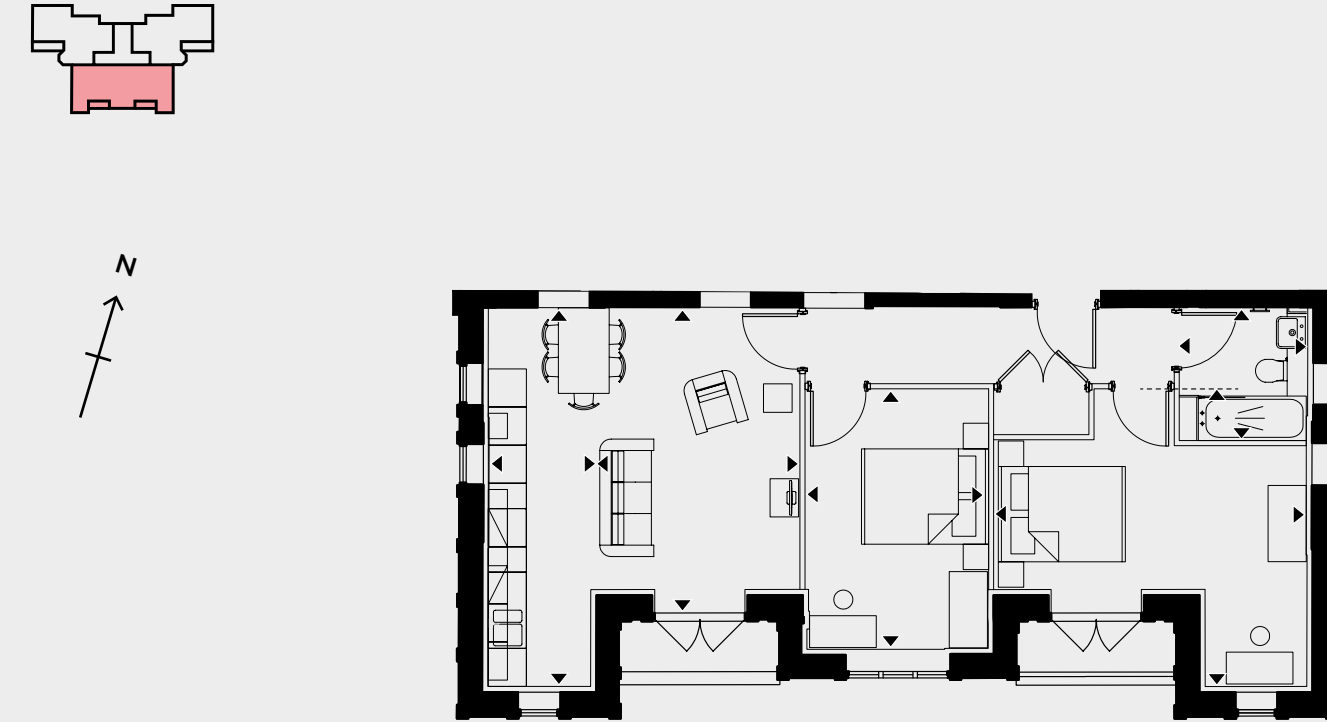
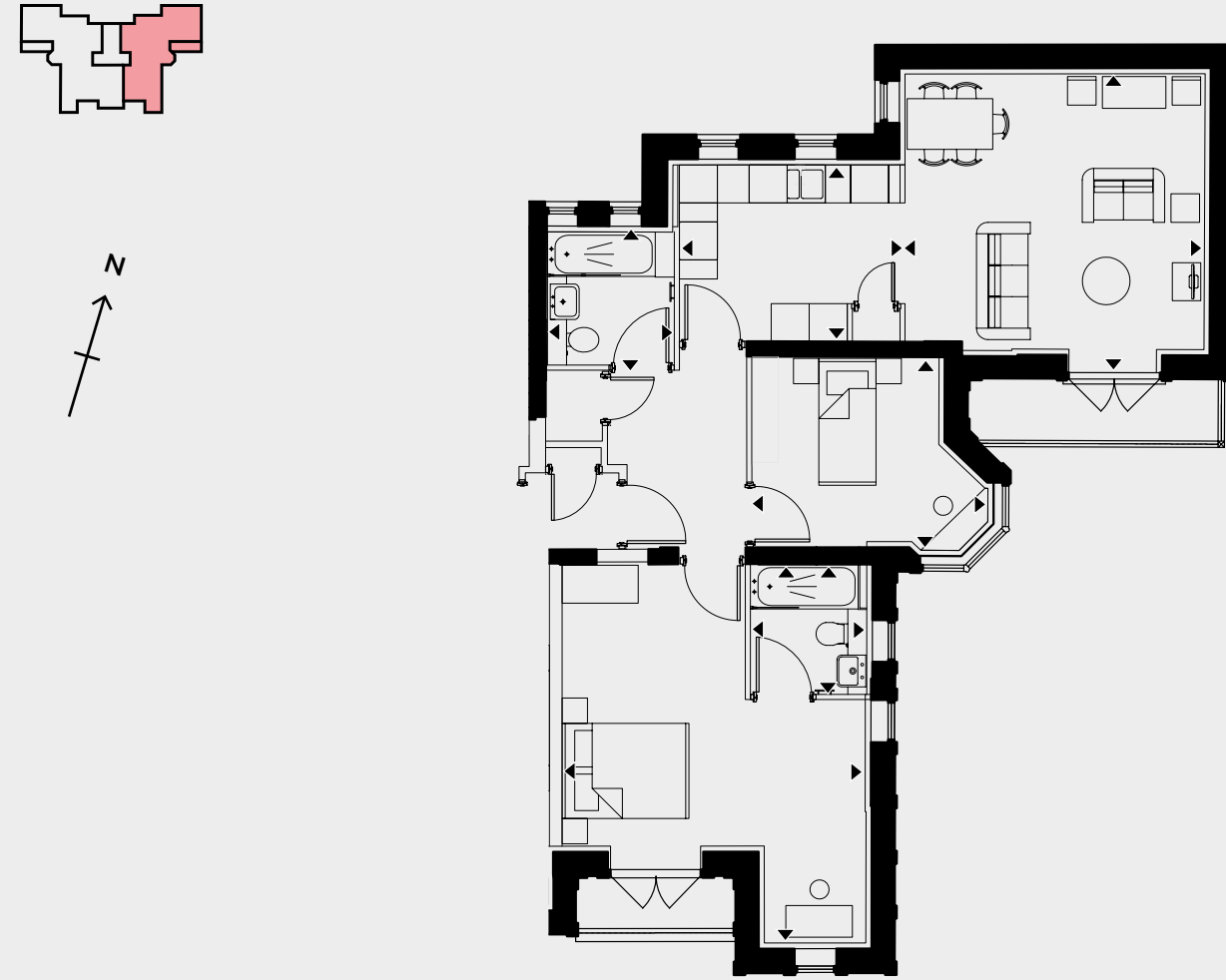
15'0" x 14'20"
4.57m x 4.52m

BEDROOM 1

17'3" x 14'0"
5.26m x 4.27m

BEDROOM 2

13'0" x 9'9"
3.96m x 2.97m



Holly Lodge Mansions
 Block 6
 First Floor
 Flat 30
 844 sq ft
 EPC Rating: C

KITCHEN/RECEPTION
 26'9" x 14'2"
 8.15m x 4.32m

BEDROOM 2
 13'0" x 9'9"
 3.96m x 2.97m

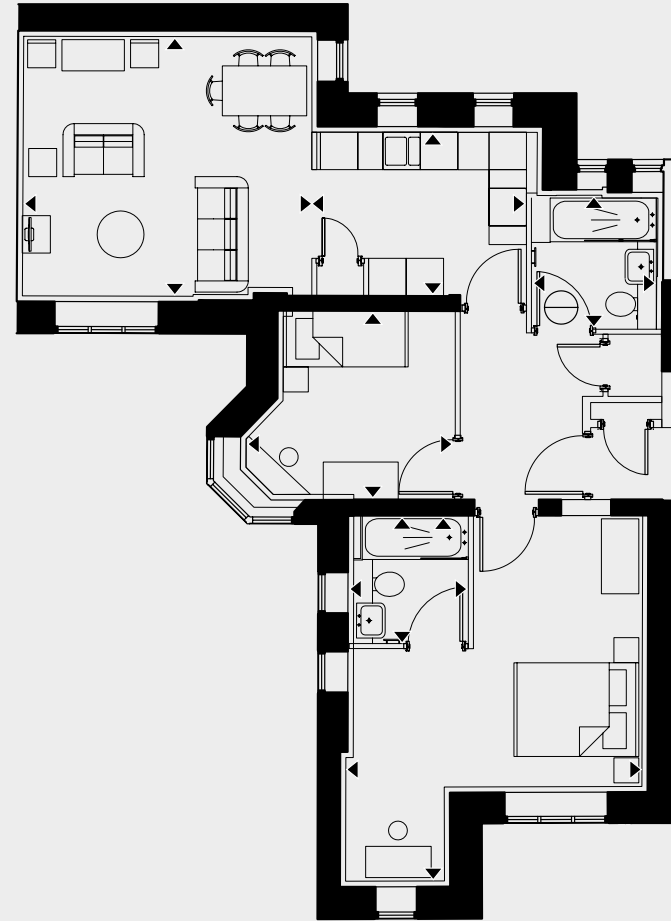
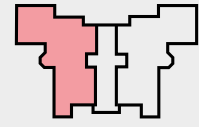
BEDROOM 1
 15'9" x 15'9"
 4.80m x 4.80m

Holly Lodge Mansions
 Block 6
 Second Floor
 Flat 33
 766 sq ft
 EPC Rating: C

KITCHEN/RECEPTION
 19'10" x 16'7"
 6.05m x 5.06m

BEDROOM 2
 14'9" x 9'3"
 4.50m x 2.82m

BEDROOM 1
 16'7" x 14'1"
 5.06m x 4.29m



7

Holly Lodge Mansions

Block 7

Ground Floor

Flat 90

811 sq ft

EPC Rating: D (Potential C)

KITCHEN

11'9" x 9'0"
3.58m x 2.74m

BEDROOM 1

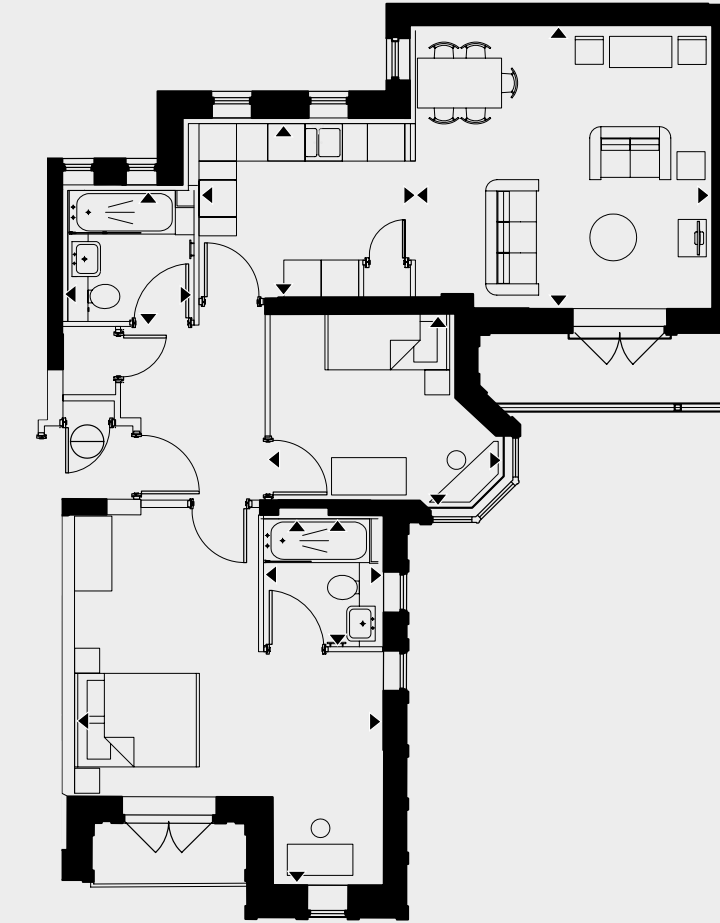
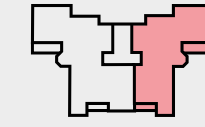
15'10" x 14'1"
4.83m x 4.29m

RECEPTION

15'2" x 13'7"
4.62m x 4.14m

BEDROOM 2

11'9" x 9'9"
3.58m x 3.00m



Holly Lodge Mansions

Block 7

First Floor

Flat 91

844 sq ft

EPC Rating: C

KITCHEN

11'11" x 9'2"
3.63m x 2.79m

BEDROOM 1

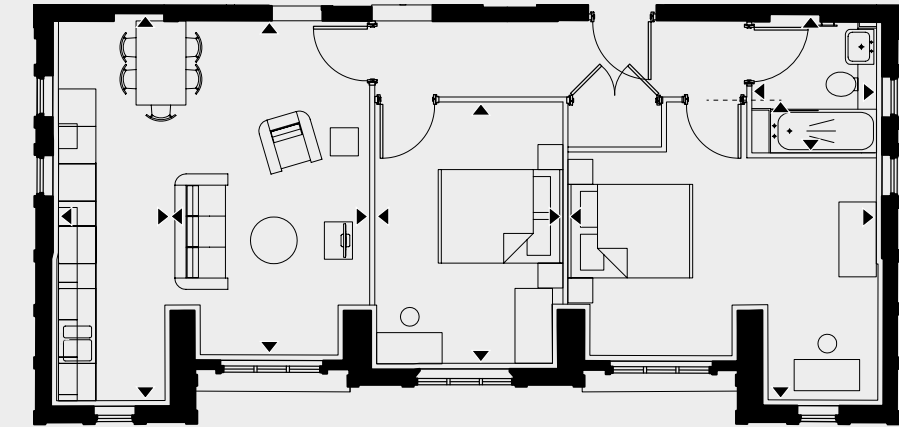
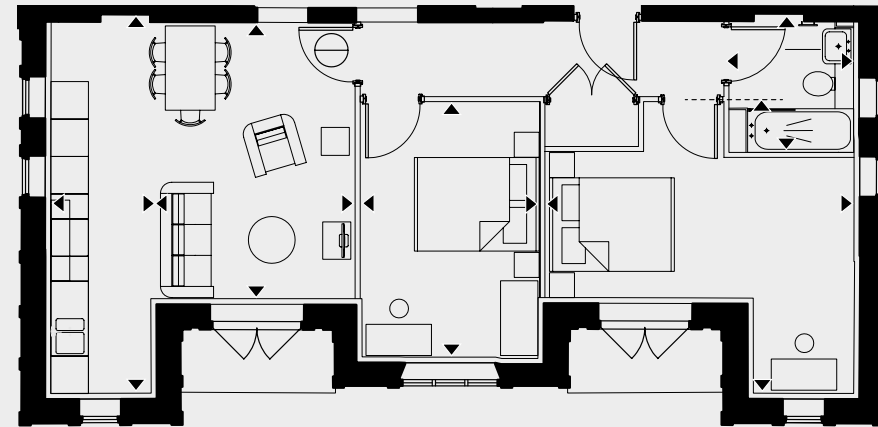
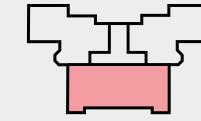
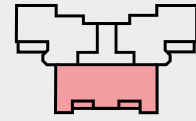
15'11" x 15'8"
4.85m x 4.77m

RECEPTION

15'7" x 15'3"
4.75m x 4.64m

BEDROOM 2

12'5" x 9'8"
3.78m x 2.94m



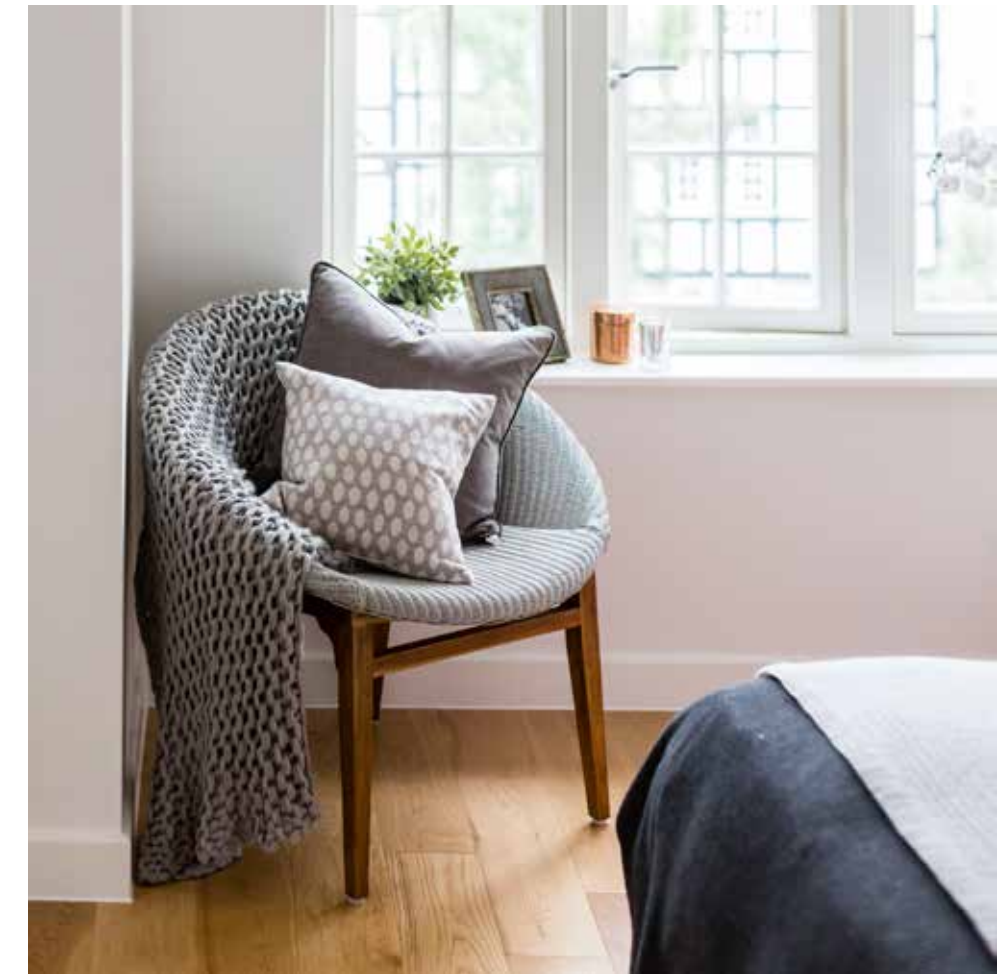
Holly Lodge Mansions
 Block 7
 Third Floor
 Flat 97
 730 sq ft
 EPC Rating: C

KITCHEN/RECEPTION	BEDROOM 1
16'9" x 15'10" 5.10m x 4.82m	16'9" x 12'5" 5.10m x 3.78m
BEDROOM 2	
13'8" x 9'3" 4.16m x 2.81m	

Holly Lodge Mansions
 Block 7
 Fourth Floor
 Flat 100
 832 sq ft
 EPC Rating: C

KITCHEN/RECEPTION	BEDROOM 1
19'11" x 13'9" 6.07m x 4.19m	16'0" x 13'6" 4.88m x 4.12m
BEDROOM 2	
13'11" x 10'5" 4.24m x 3.18m	

A brighter borough



Camden's Community Investment Programme (CIP) is our 15-year plan to invest much-needed money in schools, homes and community facilities. We may sell or redevelop properties that are out of date, expensive to maintain or are underused and difficult to access. This will help generate funds that are not otherwise available to reinvest into improving other services and facilities.

Creating thousands of new homes

We are building 3,050 new homes including 1100 council rented and 300 affordable homes

Improving schools

963 new school places will be created
420 much needed primary school places will be delivered by CIP funding in the north-west of Camden and 543 through council projects with investments from other sources

Creating apprenticeships and job opportunities

We have secured 180 apprenticeship placements and 131 work experience placements on sites in Camden like those offered at Maiden Lane.

HOLLY LODGE

Contact us

020 3320 8220
Hollylodge@savills.com

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

Delivered by
Camden's Community
Investment Programme



THE
CAMDEN
collection