

Camden Office

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BRAMSHILL GARDENS, HIGHGATE, NW5

£310 per week

Preliminary Details

Beautiful one bedroom flat located in the quiet street of Bramshill Gardens. It comprises a good size living room, a bedroom, kitchen, bathroom and a large garden. Hot water, council tax, water rates and central heating included. Electricity is not included. The flat will be redecorated (refresh bathroom, new oven/cooker, new carpet in lounge) and also more spotlights will be introduced at kitchen and bathroom. The property is less than 10min walk away from Tufnell Park and also nearby Archway tube station. The property comes furnished. Available from the 4th of April.



1 Bedroom • 1 Bathroom




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Area Overview



Once a small village on the Great North Road, as you wander past the shops and cafes along Highgate Hill it can still feel like one today. It's a relaxed, residential and elegant place which at times has an almost rural feel. It represents better value than neighbouring Hampstead and Belsize Park, but like them Highgate attracts the rich and famous (perhaps after a slightly quieter life), with current residents including Sting, Annie Lennox and George Michael.



Bramshill Gardens, Highgate  Archway (0.3M),  Tufnell Park (0.5M),  Gospel Oak (0.7M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR BRAMSHILL GARDENS, HIGHGATE, NW5



The Flask

The Flask Tavern is an iconic pub in Highgate Village, tucked away from the hustle and bustle of London. The large suntrap garden, mouth-watering homemade food and exceptional service makes it one of the top gastro pubs in North London.

🚶 1100m (18 mins) from Bramshill Gardens



The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 1800m (30 mins) from Bramshill Gardens



York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 1900m (32 mins) from Bramshill Gardens



Kenwood House

Set in beautiful landscaped parkland in the midst of Hampstead Heath, Kenwood House, houses a superb collection of paintings, including masterpieces by Rembrandt, Vermeer, Turner and Gainsborough.

🚶 2000m (33 mins) from Bramshill Gardens



Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 2100m (35 mins) from Bramshill Gardens



The Wells Tavern

The Wells, whilst being a delightful pub in its own right has made a name for itself with its award winning cooking, being featured in both the Good Food Guide and the newly launched Egon Ronay Guide.

🚶 2200m (37 mins) from Bramshill Gardens