



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Sheldon Avenue, Highgate, N6  
Price £550 pw - To Let



A three bedroom first floor, purpose built apartment on one of Highgate's premier roads situated within walking distance to Highgate Underground Station. Set behind electric gates, the accommodation includes a bright and spacious double reception room, fully fitted kitchen, three double bedrooms, all with built in wardrobes and a bathroom with a separate WC. Further benefits include double glazed windows and an abundance of storage space throughout the property. Externally the property boasts two private balconies, use of a beautifully maintained communal garden and off street parking on a first come first served basis. The flat is located within walking distance of Highgate Village, several excellent schools and the beautiful open spaces of Kenwood and Hampstead Heath.

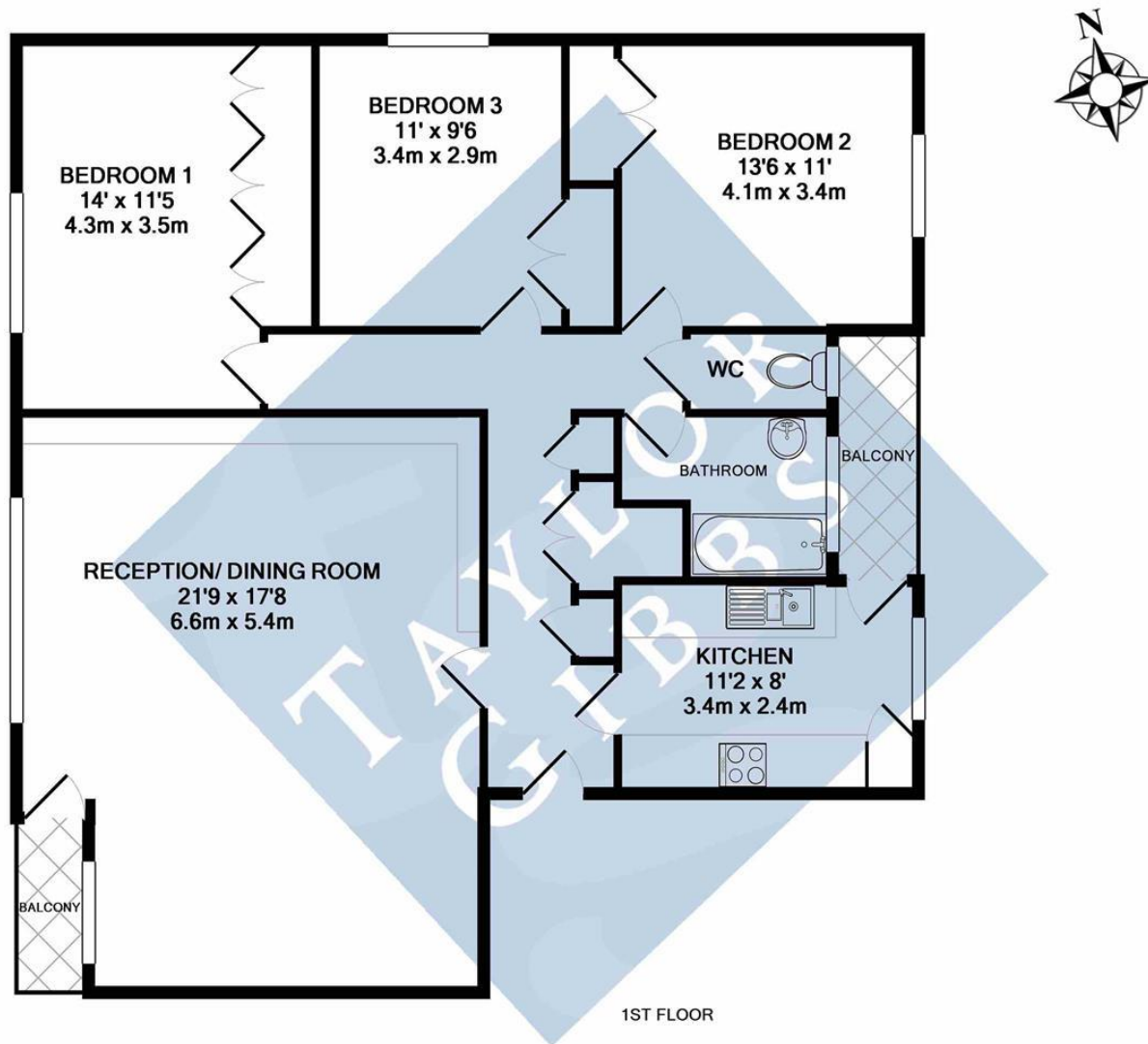
The property is available to couples, families or a maximum of 2 individuals only.

Please note that £550 per week is the equivalent of £2£2383.33p per calendar month

Council Tax: Haringey Band E

Tenancy Term: 12 months





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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		
England & Wales	EU Directive 2002/91/EC	

HERONS LEA N6  
TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only



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