



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Sheldon Avenue, Highgate, N6
Price £2,500 pcm - 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 property has gas central heating, fibre broadband is available and there is also street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. The flat is located within walking distance of Highgate Village, several excellent schools and the beautiful open spaces of Kenwood and Hampstead Heath.

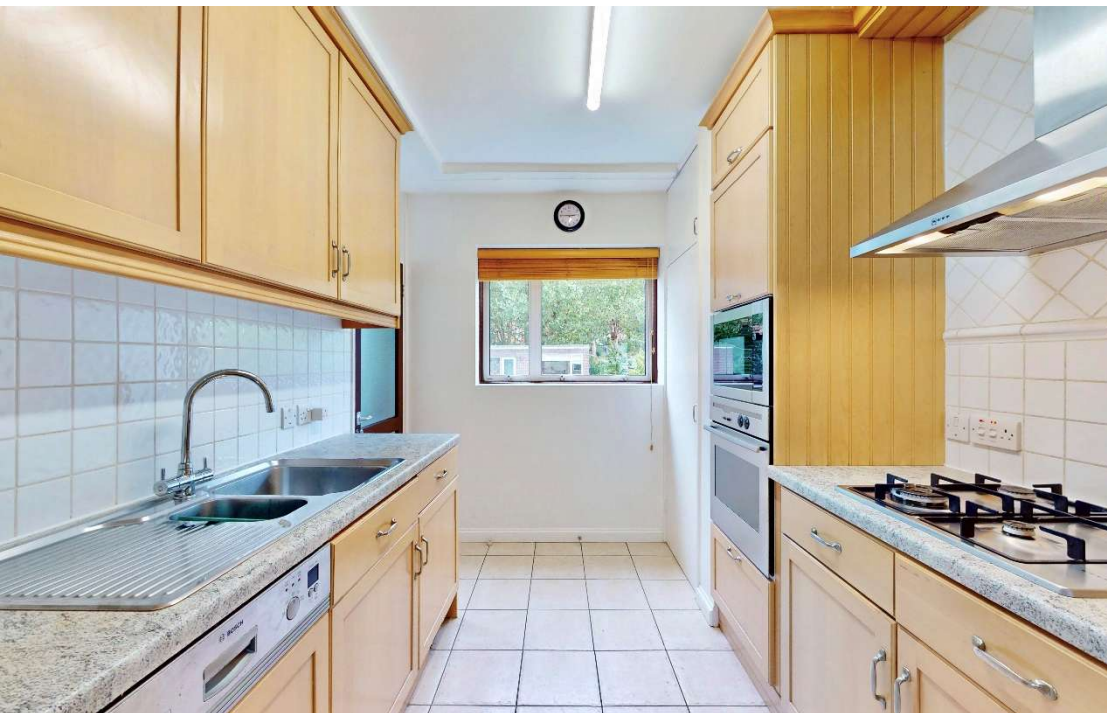
The property is available to couples, families or a maximum of 2 individuals only.

Please note that £2,500 per calendar month is the equivalent of £576.92 per week

Council Tax: Haringey Band E

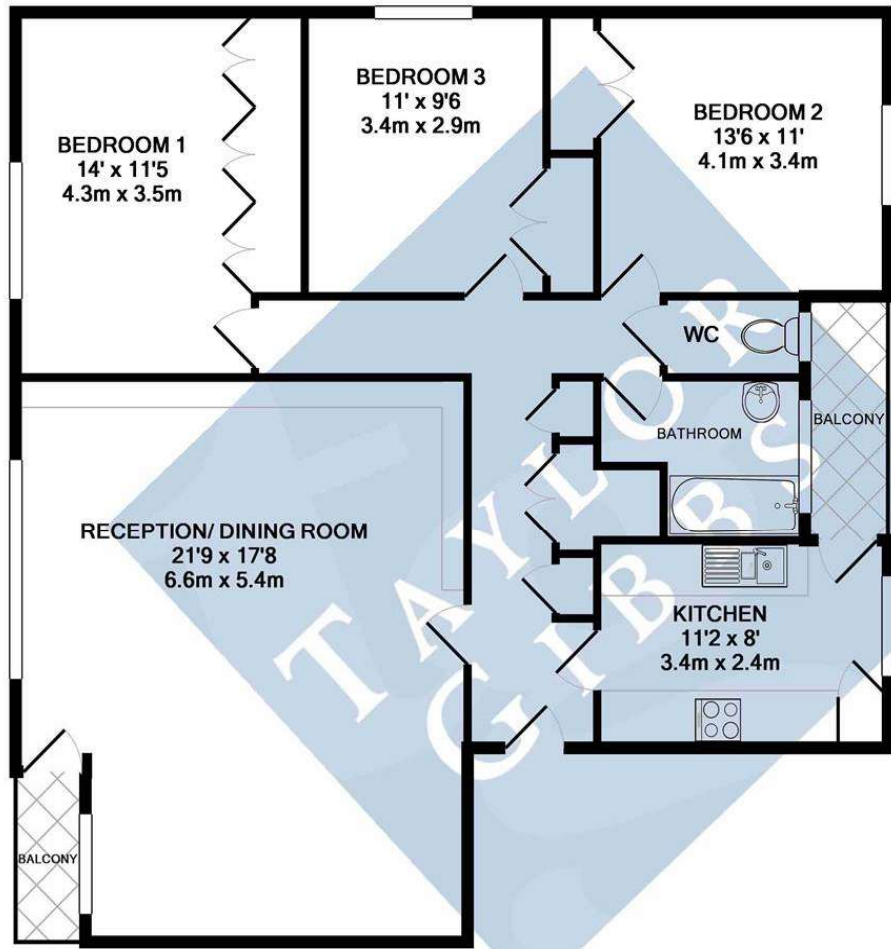
Tenancy Term: 12 months or longer

Approx. Floor Area: 1115 sqft (103.59 sqm)



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1ST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



