



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6
Price £500 pw - To Let

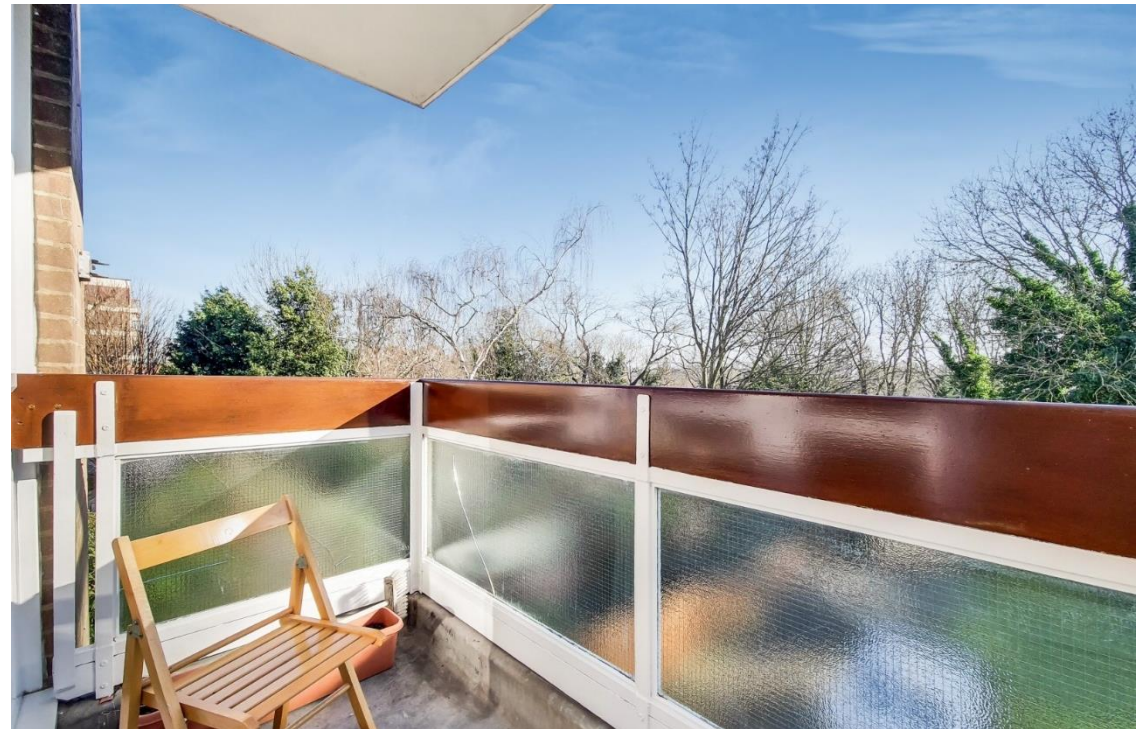
A spacious two bedroom purpose built flat with a south facing balcony situated on this popular road within close walking distance of Highgate Underground Station. Newly decorated throughout, the accommodation comprises of a large reception room with parquet wood flooring, separate kitchen, two double bedrooms, both with fitted wardrobes, bathroom and a separate WC. Further benefits include double glazed windows, an abundance of storage space, use of a south facing communal garden and the property is located within walking distance of the amenities of both Highgate Village and Crouch End Broadway.

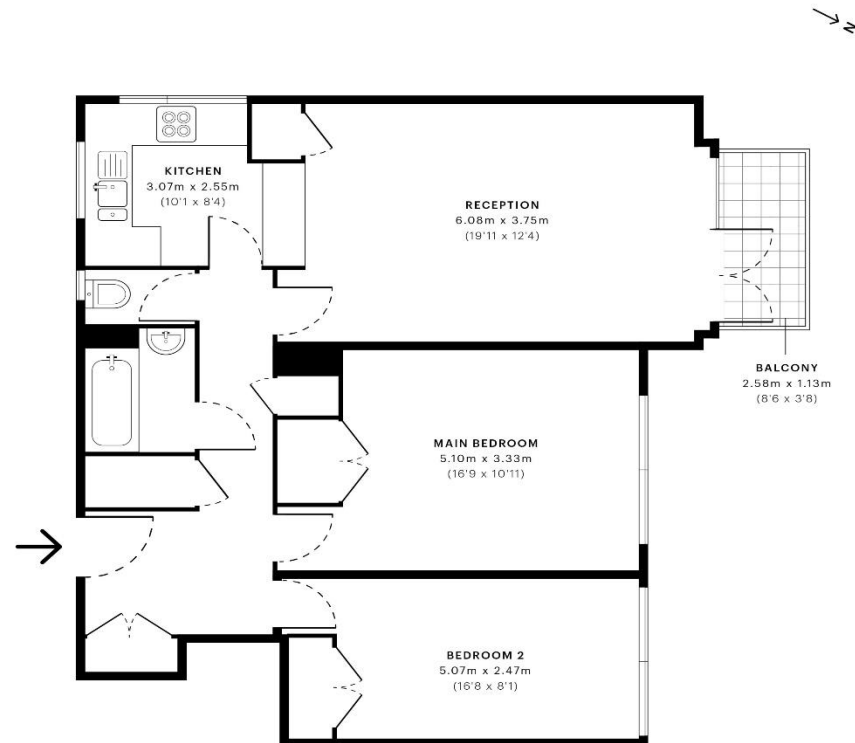
Please note that £500 per week is the equivalent of £2166.67p per calendar month

Council Tax: Haringey Band E - £2297 per annum

Tenancy Term: 12 months

Approx. Floor Area: 834 sqft (77.48 sqm)





— First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	81
EU Directive 2002/91/EC			

GROSS INTERNAL AREA (GIA)
The carpeted area of the property.
77.56 sqm / 834.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes only the internal area of the property.
73.87 sqm / 795.83 sqft

EXTERNAL STRUCTURAL FEATURES
Structural features, including walls, doors, windows, etc.
7.88 sqm / 84.66 sqft

ROOF TYPE HEAD HEIGHT
Standard 2.4m head height (8'0").
0.00 sqm / 0.00 sqft



SPEC Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and are not intended for use in legal proceedings. Due to rounding, numbers may not add up precisely. All measurements are given for the individual rooms, lengths and widths, and the maximum points of measurement captured in the scan.

FINAL GIA MEASUREMENT: 77.56 sqm / 834.85 sqft
FINAL NIA MEASUREMENT: 73.87 sqm / 795.83 sqft

SPEC ID: 563db01554629510dcb2298ed



