



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6  
Price £2,000 pcm - To Let



A two bedroom first floor apartment situated in a small purpose built block only moments away from Highgate Underground Station. Boasting wooden floors throughout and a well maintained south facing communal garden, the property comprises of a spacious south facing reception room, a separate kitchen, two double bedrooms and a bathroom along with a second WC. Further benefits to the property include double glazed windows, an abundance of storage throughout the flat, a private storage room in the basement, a large communal storage room, and a garage. The property is serviced by gas central heating with fibre broadband available and CPZ street parking is available. It's conveniently located within walking distance to the multiple shopping facilities of both Highgate Village and Crouch End Broadway.

Please note that £2,000 per calendar month is the equivalent to £461.53p per week

Council tax: Haringey Band D

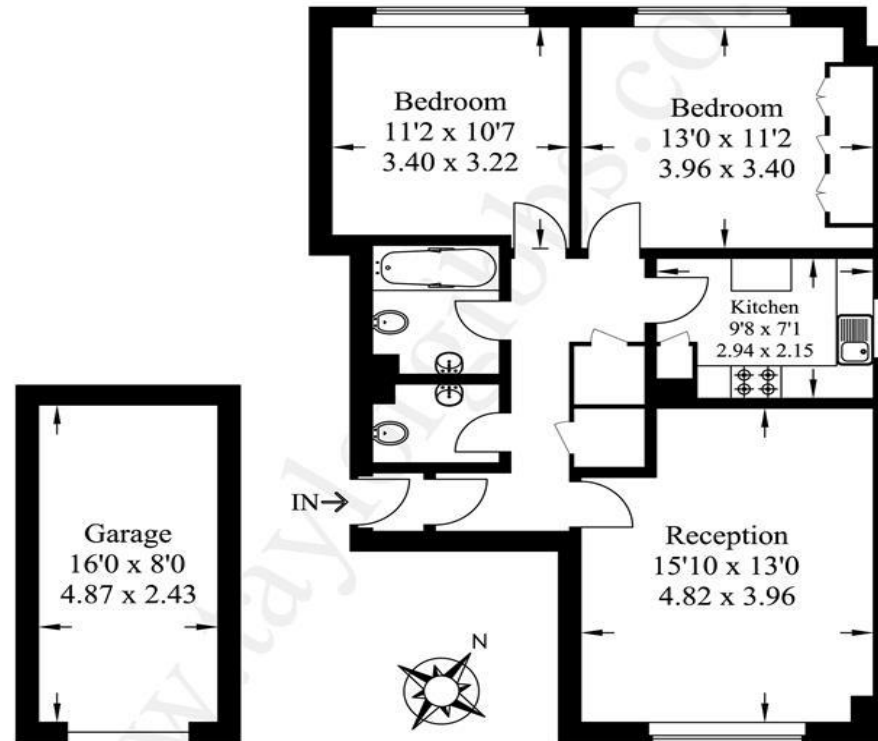
Tenancy Term: 12 month

Approx. Floor Area: 710 sqft (65.96 sqm)



# Shepherds Hill, N6

Approximate Gross Internal Area  
(Not Including Garage Area)  
710 sq ft / 66 sq m



**GARAGE  
(NOT IN POSITION)**

**1ST FLOOR**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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>		
(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	64	76
EU Directive 2002/91/EC		



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33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



