



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Sheldon Avenue, Highgate, N6**  
**Price £500 pw - To Let**



A well presented two bedroom top 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 spacious reception room, separate kitchen, two double bedrooms, 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 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.

**Material Information:**

The property has gas central heating and fibre broadband is available on the road. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is off street parking for one car on a first come first served basis, and street CPZ parking is available with restrictions between 10:00 - 12:00, Monday to Friday.

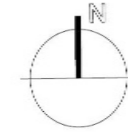
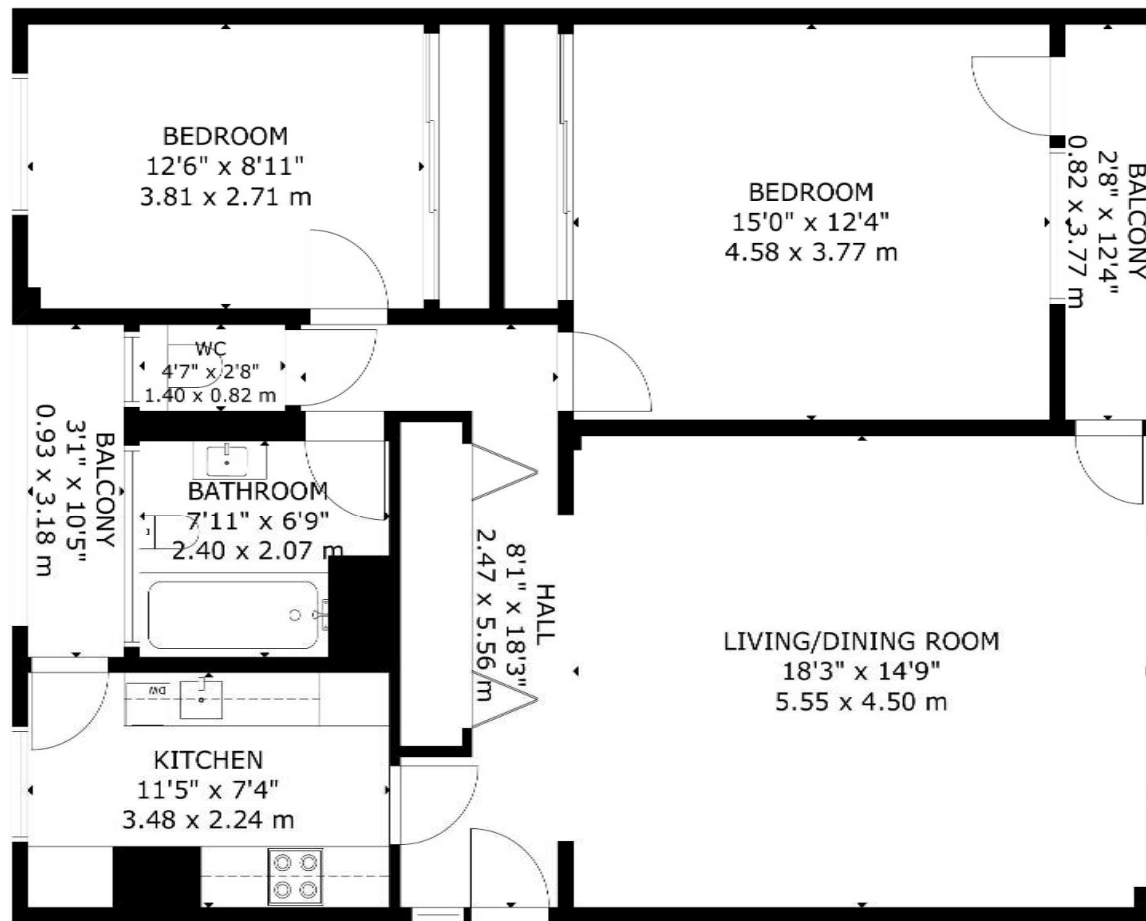
Please note that £500 per week is the equivalent of £2,166.67 per calendar month

Council Tax: Haringey Band E

Tenancy Term: 12 months

Approx. Floor Area: 904 sqft (83.98 sqm)





GROSS INTERNAL AREA  
 TOTAL: 84 m<sup>2</sup>/904 sq.ft  
 2ND FLOOR: 84 m<sup>2</sup>/904 sq.ft  
 EXCLUDED AREAS: BALCONY: 6 m<sup>2</sup>/65 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(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	



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

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

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk



