



TAYLOR GIBBS
Residential Sales, Lettings & Management Agents

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

A spacious two bedroom apartment with a terrace and access to a large communal garden, located on the ground floor of this purpose built block only moments away from Highgate Underground Station. Benefiting from wooden and tiled flooring throughout, the accommodation comprises a spacious reception room, with direct access to a south-facing patio, separate kitchen and a bathroom. The property has gas central heating, fibre broadband is available and there is street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. The property is ideally located within walking distance of the many amenities of Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Queens Wood.

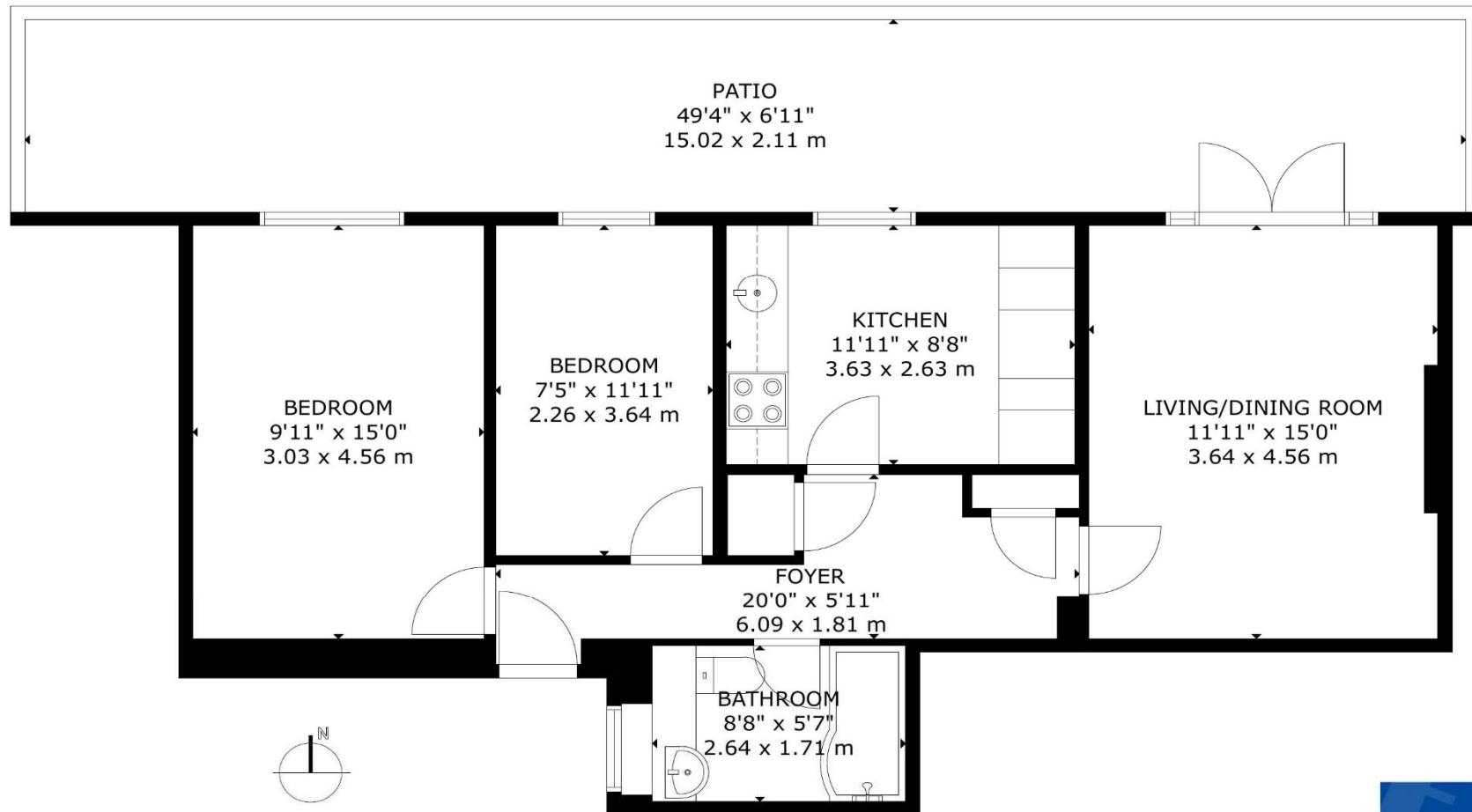
Please note that £500 per week is equivalent to £2,166.67 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months or longer

Approx. Floor Area: 693 sqft (64.38 sqm)





GROSS INTERNAL AREA
TOTAL: 64 m²/693 sq.ft
GROUND FLOOR: 64 m²/693 sq.ft
EXCLUDED AREA: PATIO: 32 m²/341 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) 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		71	79
EU Directive 2002/91/EC			



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