



**TAYLOR GIBBS**  
Residential Sales, Lettings & Management Agents

**Shepherds Hill, Highgate, N6**  
**Price £425 pw - To Let**



A one bedroom second floor purpose built apartment benefiting from a balcony with far reaching views and a garage situated within close walking distance to Highgate Underground Station. Boasting wooden floors throughout, the accommodation comprises a spacious reception room opening onto the balcony, a separate modern kitchen, large double bedroom and bathroom. Further benefits include double glazed windows throughout, a garage and use of a large well maintained communal garden. The property is serviced by gas central heating with fibre broadband available and CPZ street parking. The property is conveniently located within walking distance to the amenities of both Crouch End Broadway and Highgate Village.

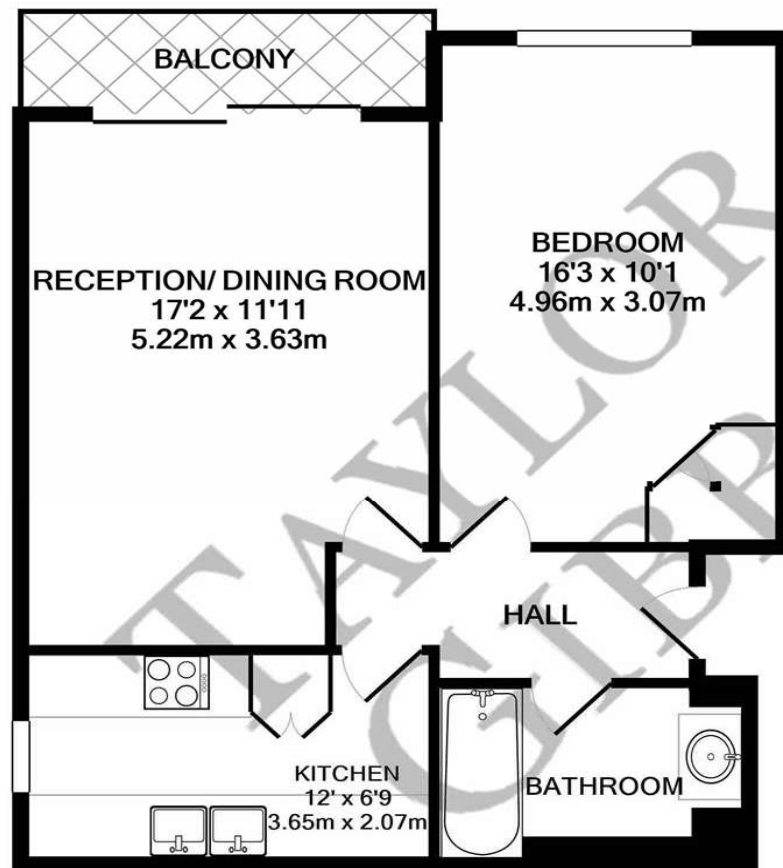
Please note that £425 per week is the equivalent of £1,641.67 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months


Approx. Floor Area: 537 sqft (49.89 sqm)





FIRST FLOOR

**SHEPHERDS HILL N6**  
**TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only

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>		76	79
(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	



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