



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6  
Price £400 pw - To Let



A one bedroom purpose built apartment on the raised ground floor of this purpose built block with a south facing balcony situated within close walking distance to Highgate Underground Station. Boasting wooden floors throughout, the accommodation comprises of a spacious reception room opening onto the balcony with a picturesque outlook over the communal garden, separate modern kitchen, large double bedroom with fitted wardrobes and a luxurious bathroom. Further benefits include double glazed windows throughout and use of the large south facing communal garden. The property is serviced by gas central heating with fibre broadband available and CPZ street parking. There is also off street parking available on a first come first served basis for residents only. The property is conveniently located equidistant to the amenities of both Highgate Village and Crouch End Broadway.

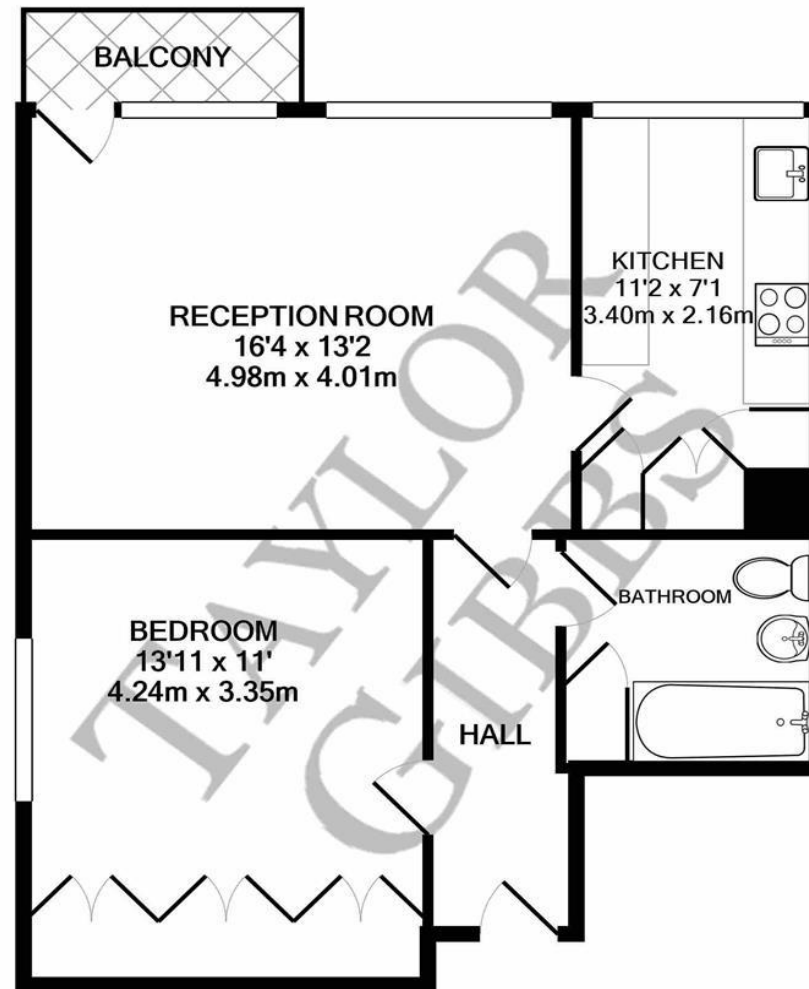
Council Tax: Haringey Band D

Please note that £400 per week is the equivalent of £1733.33 per calendar month.

Tenancy Term: 12 months

Approx. Floor Area: 605 sqft (56.21 sqm)





GROUND FLOOR

SHEPHERDS HILL N6  
TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only

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>	68	75
(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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