



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

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

A one bedroom purpose built apartment with a patio situated within close walking distance to Highgate Underground Station. Benefiting from wooden floors throughout and fully double glazed, the accommodation comprises entrance hallway, spacious reception room open plan to a modern fitted kitchen, double bedroom and bathroom. Externally the property has use of a large south facing communal garden and there is off street parking available on a first come first served basis. The property has gas central heating, broadband is available and there is street CPZ parking available. The property is conveniently located only moments away from Shepherds Hill Gardens, a hidden gem of a park off Shepherds Hill, and within walking distance to the multiple amenities of Crouch End Broadway and Highgate Village.

Please note that £425 per week is the equivalent of £1,841.67 per calendar month

Tenancy Term: 12 months or longer

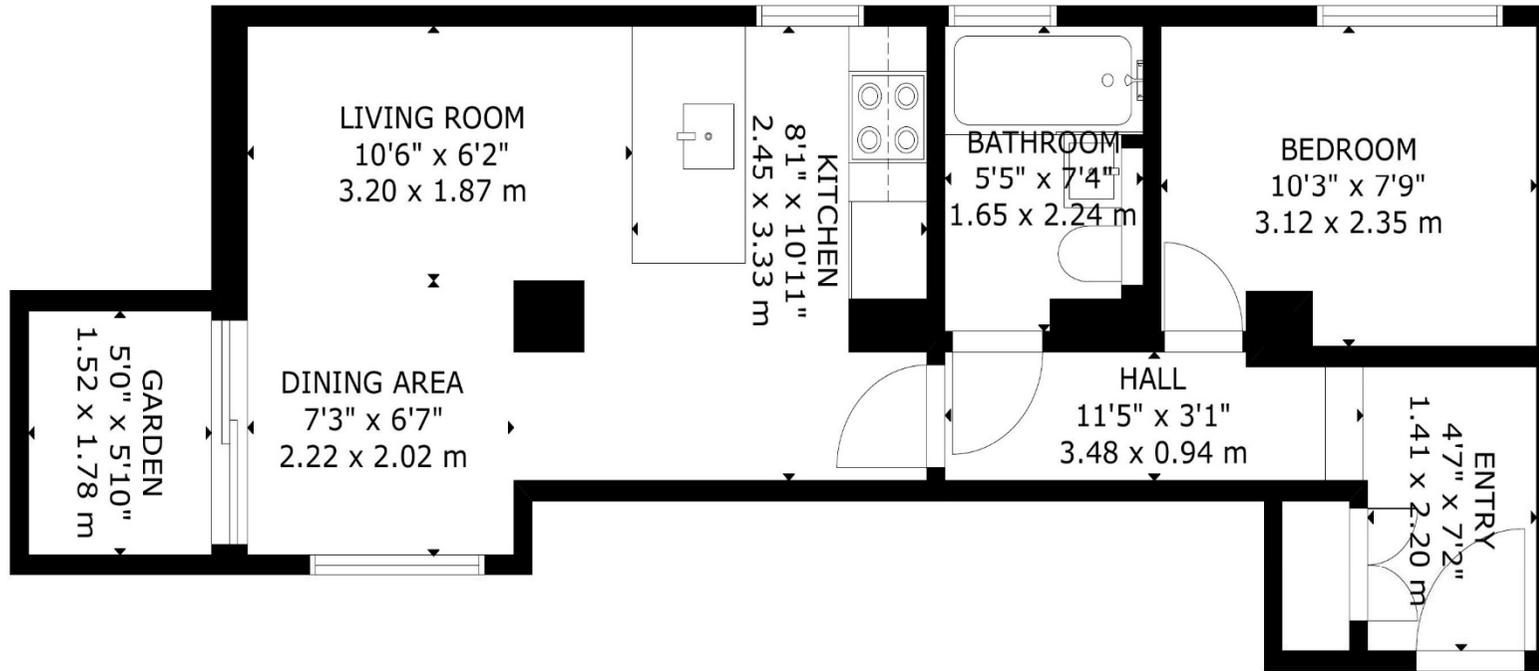
Council Tax: Haringey Band D

Approx. Floor Area: 426 sqft (39.58 sqm)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		80	80

EU Directive 2002/91/EC

GROSS INTERNAL AREA  
TOTAL: 40 m<sup>2</sup>/426 sq ft  
BASEMENT: 40 m<sup>2</sup>/426 sq ft  
EXCLUDED AREAS: GARDEN: 3 m<sup>2</sup>/29 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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