



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Shepherds Hill, Highgate, N6
Price £400 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 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.

Material Information:

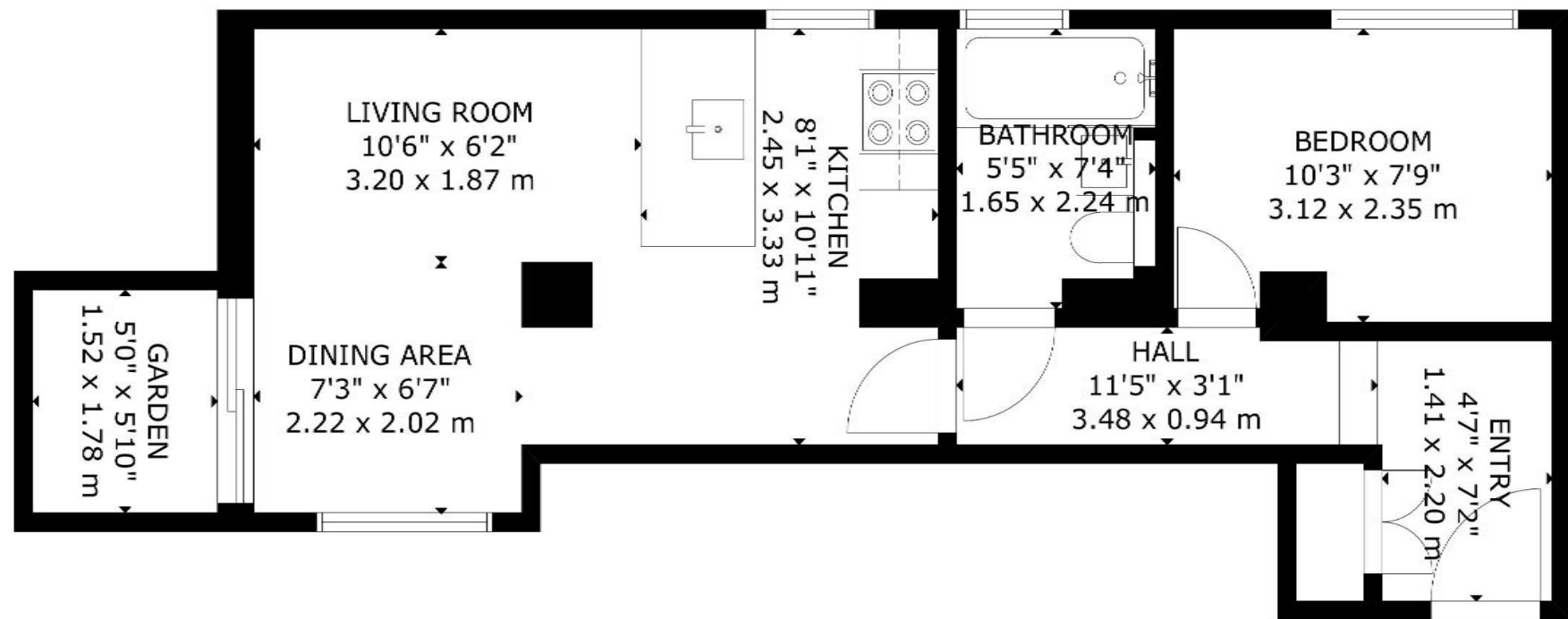
The property has gas central heating and ofcom confirms that Superfast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available on the road.

Please note that £400 per week is the equivalent of £1,733.33 per calendar month

Council Tax: Haringey Band D

Approx. Floor Area: 426 sqft (39.58 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA
 TOTAL: 40 m²/426 sq ft
 BASEMENT: 40 m²/426 sq ft
 EXCLUDED AREAS: GARDEN: 3 m²/29 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



