



79 Shepherds Hill, London, N6 5RQ

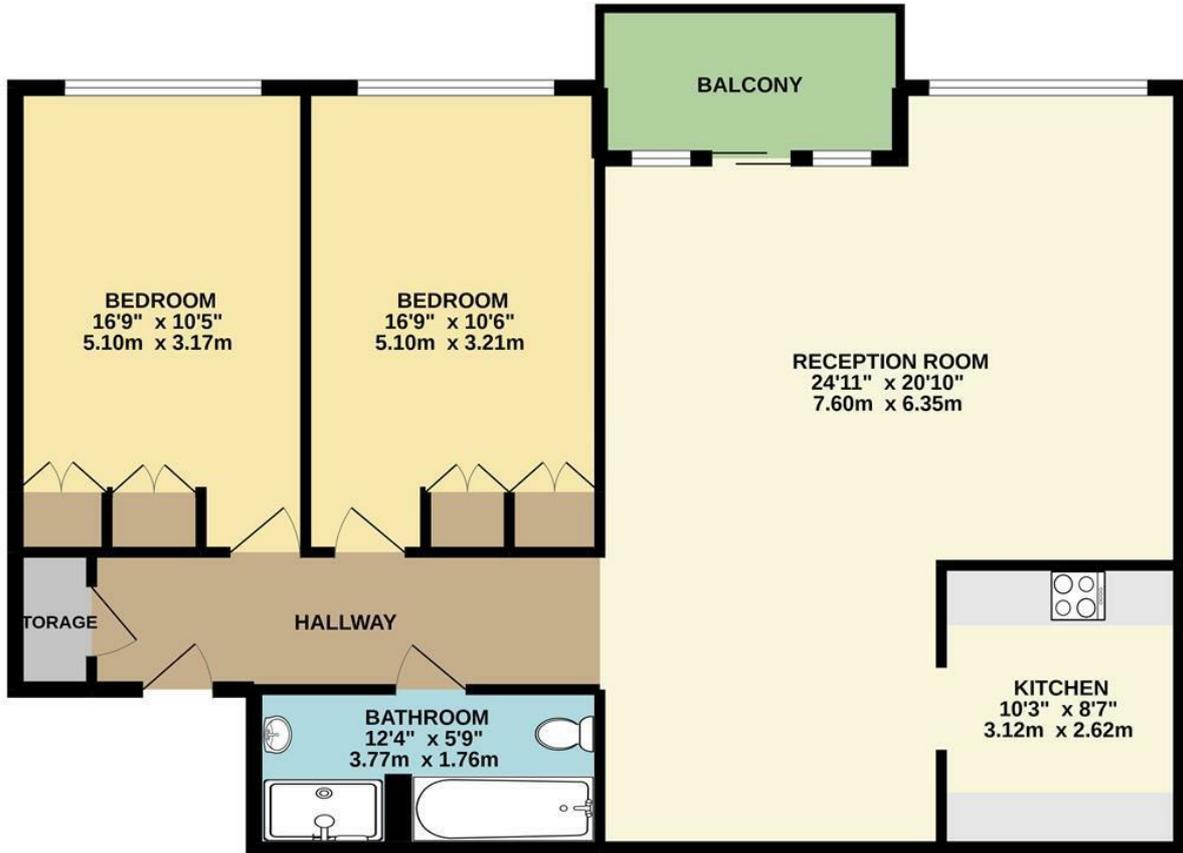
Stunning two bedroom apartment set on the second floor of a small purpose built block. Offering two double bedrooms, modern bathroom with a bath and separate shower cubicle. Fully fitted separate modern kitchen and open plan 24ft living/dining room with doors to a generous size balcony with stunning views over woodland.

Located within a close proximity to Highgate underground station and also the hustle and bustle of Crouch End Broadway. Available immediately. Unfurnished. EPC C * HARINGEY COUNCIL TAX F * DEPOSIT - £3,450

- Second floor apartment
- Two double bedrooms
- Balcony with views
- Communal gardens
- Lift access
- 1072sqft / 99.6 sqm
- Wood floors throughout
- Modern kitchen
- Modern bathroom

£3,000 PCM

SECOND FLOOR 1066 sq.ft. (99.0 sq.m.) approx.



MELIOR COURT

TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		84	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		84	85
England & Wales		EU Directive 2002/91/EC	