



**Sheldon Avenue, , London, N6 4NJ**

**£725**


Completely re-refurbished throughout to a high standard. splendid views from the large balcony.

This 3 bedroom apartment will suit a couple or a family, with its 2 good sized bathrooms, with generous amount of built-in wardrobes, utility room, lovely separate kitchen. Wooden flooring in the living areas and new carpets in the bedrooms. Blinds at all windows. Lifts to all floors. Well maintained grounds. The property is close to Kenwood House and the rolling acres of Hampstead Heath.

Underground parking for one car. Available end of January



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(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>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <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>	75	81
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	