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## **36 Shepherds Hill, London, N6 5WA**

**£770,000**

A spacious 2 bedroom, 2 bathroom flat in this well regarded modern block. Entered at ground floor level but positioned to the rear of the block with all windows at 1st floor level creating that extra feeling of security. In addition to it's well planned accommodation (almost 1,100 sq ft), the flat benefits from a large reception room leading to a truly vast private terrace (ideal for entertaining) plus garage and visitor parking. This delightful flat is also conveniently located, being just a short amble to Highgate tube station, Highgate and Queen's Woods, buses and local shops.

\* 2 Bedrooms \* 2 Bathrooms (1 en suite) \* Large Reception \* Kitchen \* Vast Private Terrace \* Garage \* Close to Highgate Tube \* Close to Local Shops and Busses \*

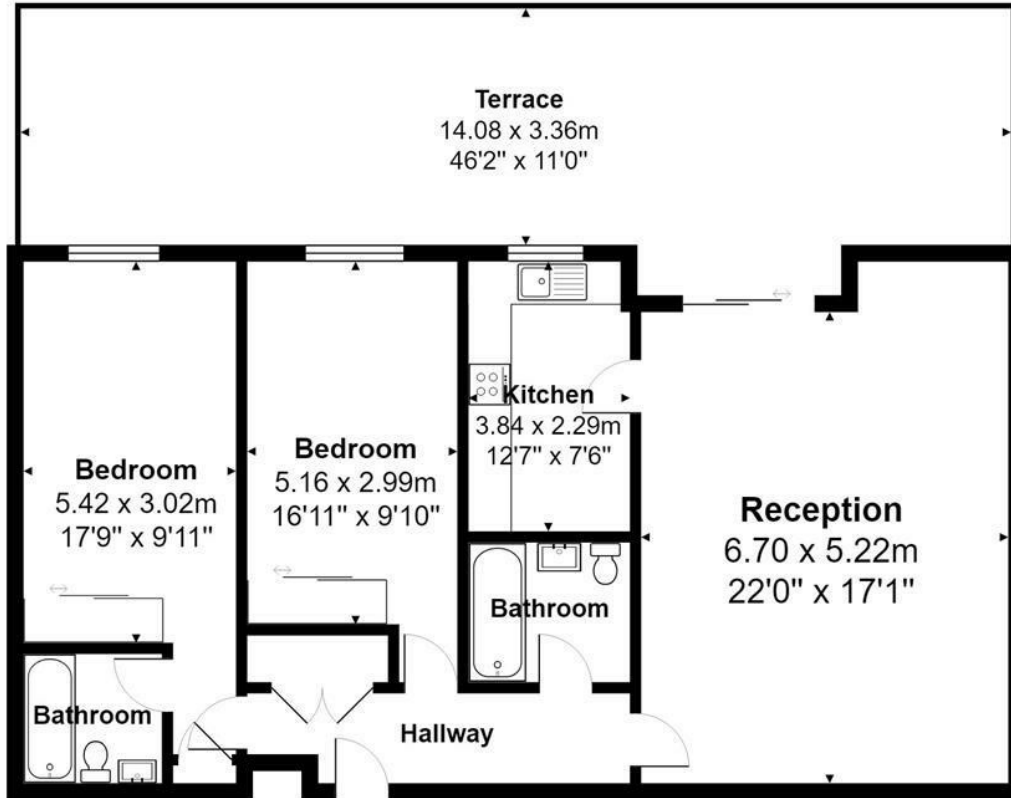








# Imperial Court, Shepherds Hill N6 5WA



Total Area: 100.9 m<sup>2</sup> ... 1087 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

These details are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		71	80
EU Directive 2002/91/EC			