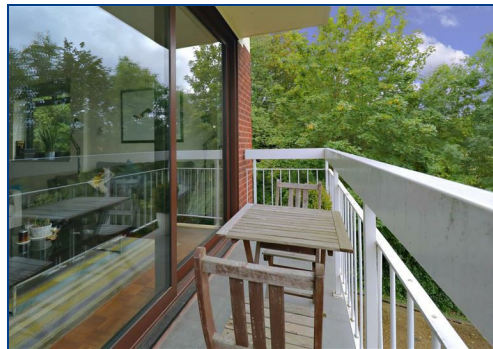




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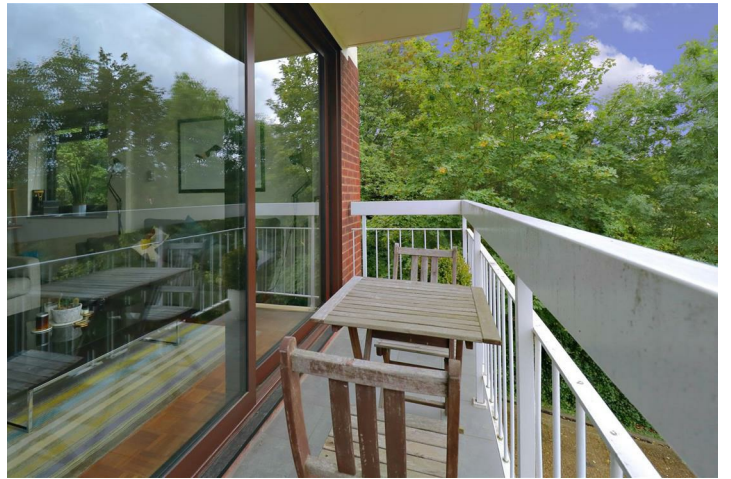


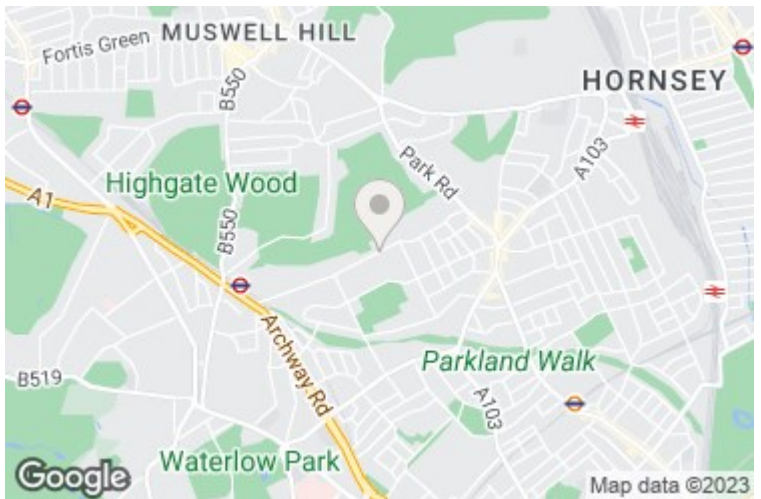
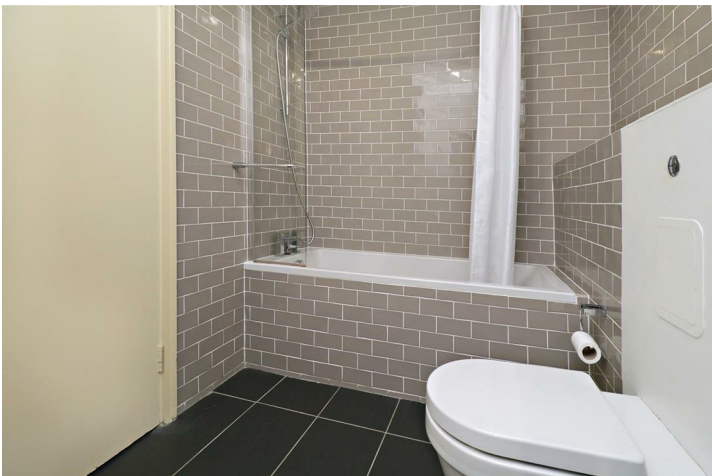
### **Shepherds Hill, Highgate, N6 5RF**

**£650,000**

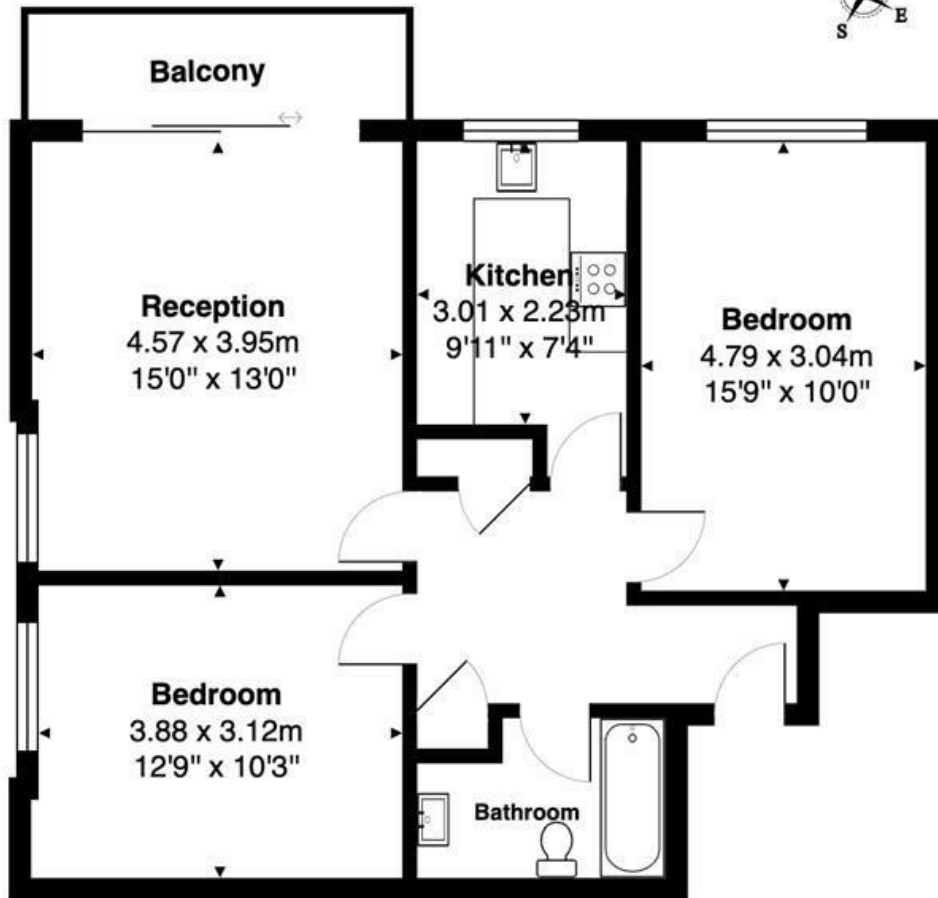
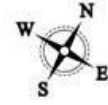
A superb two bedroom ground floor flat with balcony overlooking communal garden and allotments beyond at the rear of modern six storey purpose built block of 22 apartments constructed in the 1960's. Situated in a convenient location between Highgate (Northern Line) Underground Station and Crouch End Broadway.

- \* 2 Bedrooms \* Bathroom \* Reception Room \* Fitted Kitchen \* Balcony \* Garage \* Basement Storage \* Communal Garden
- \* EPC D \* Council Tax Band E \*





Highgate Heights, Shepherds Hill, LONDON, N6 5RF



Ground Floor

Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup> (excluding balcony)

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) 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			
England & Wales		67	70
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		64	67
EU Directive 2002/91/EC			