

## Shepherds Hill, N6 5AQ

**£535,000 sof**

Discover the charm of Shepherds Hill with this exquisite one-bedroom apartment, nestled within an imposing period conversion. This home offers a unique experience with its private entrance and elegant features. The property is well maintained, featuring a newly fitted bathroom and integrated kitchen, complemented by stunning wooden floors throughout. One of its standout features is the direct access it provides to an impressive communal garden, where you can unwind amidst nature's beauty. Its prime location, under a quarter mile from Highgate Tube station, ensures seamless connectivity to the city and beyond. This exceptional apartment is chain free, offering a rare opportunity to indulge in a lifestyle defined by elegance and convenience in the heart of Shepherds Hill.

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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

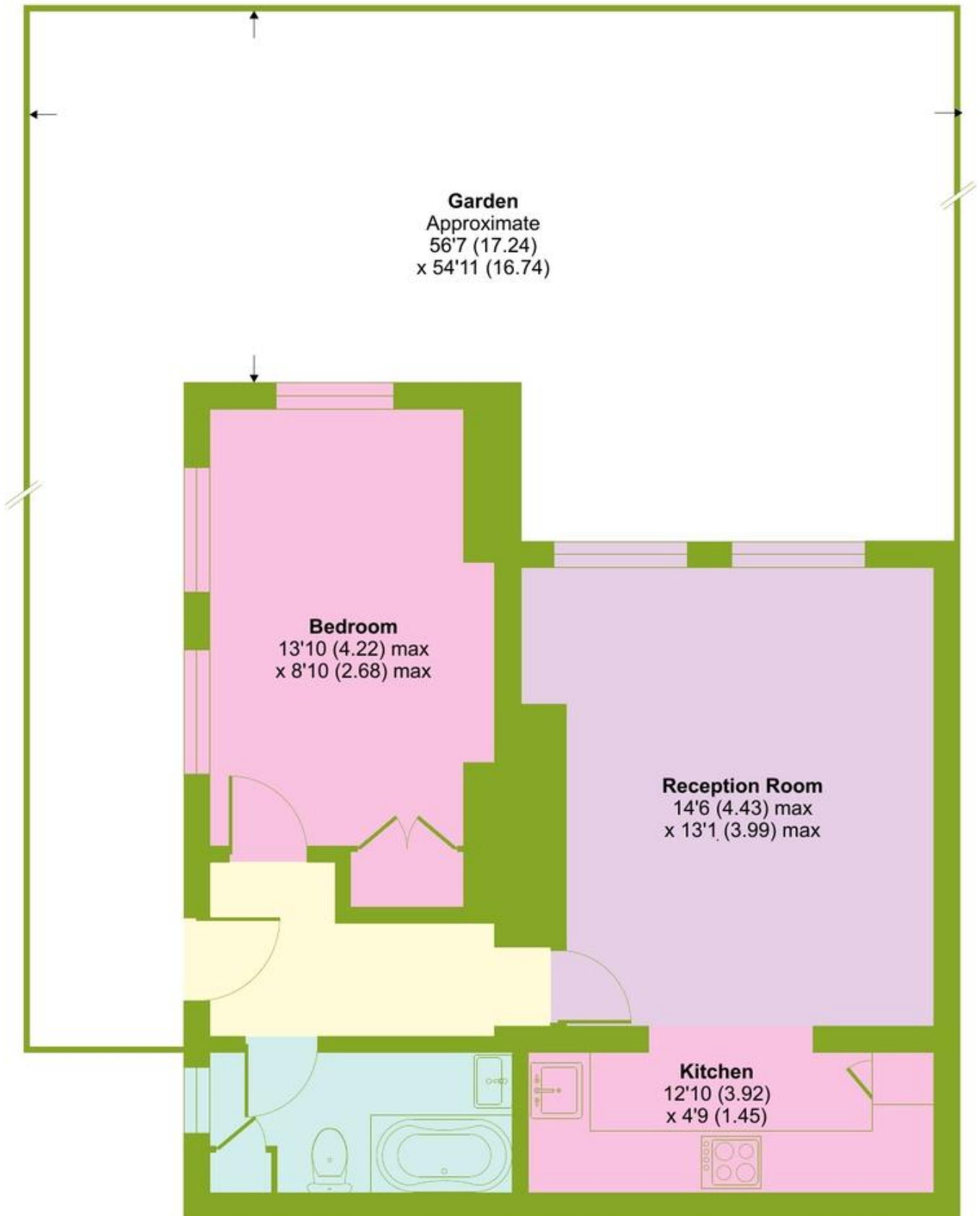




# Shepherds Hill, London, N6

Approximate Area = 500 sq ft / 46.5 sq m

For identification only - Not to scale



## GROUND FLOOR

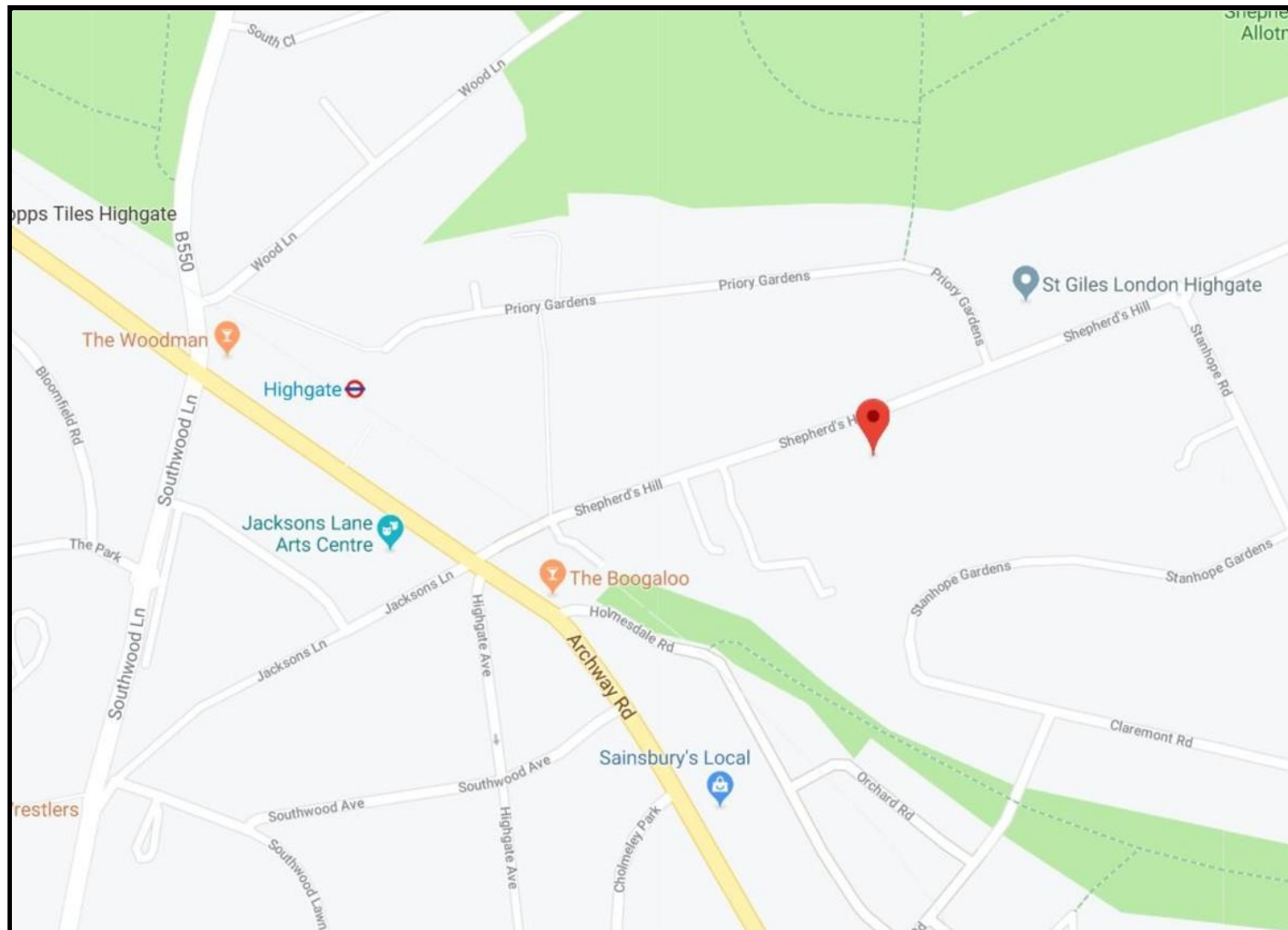


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1242547


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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>74</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, Scotland & Wales	EU Directive 2002/91/EC 	

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