



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Road, Highgate, N6  
Price £2,500 pcm - To Let



A two bedroom garden flat situated on a quiet road within close walking distance of Highgate Underground Station. Boasting an array of period features throughout and accessed from its own entrance, the accommodation comprises a large reception room with wooden floors leading onto a private south west facing garden, separate kitchen, bathroom, utility area and two double bedrooms, the primary benefiting from fitted wardrobes. The property has gas central heating, fibre broadband is available and there is street CPZ parking with restrictions between 10am to 12pm, Monday to Friday. A permit can be obtained from Haringey Council and a fee will apply. The property is conveniently situated within walking distance to the amenities of both Highgate Village and Crouch End Broadway and the peaceful surroundings of Parkland Walk is only a short walk away.

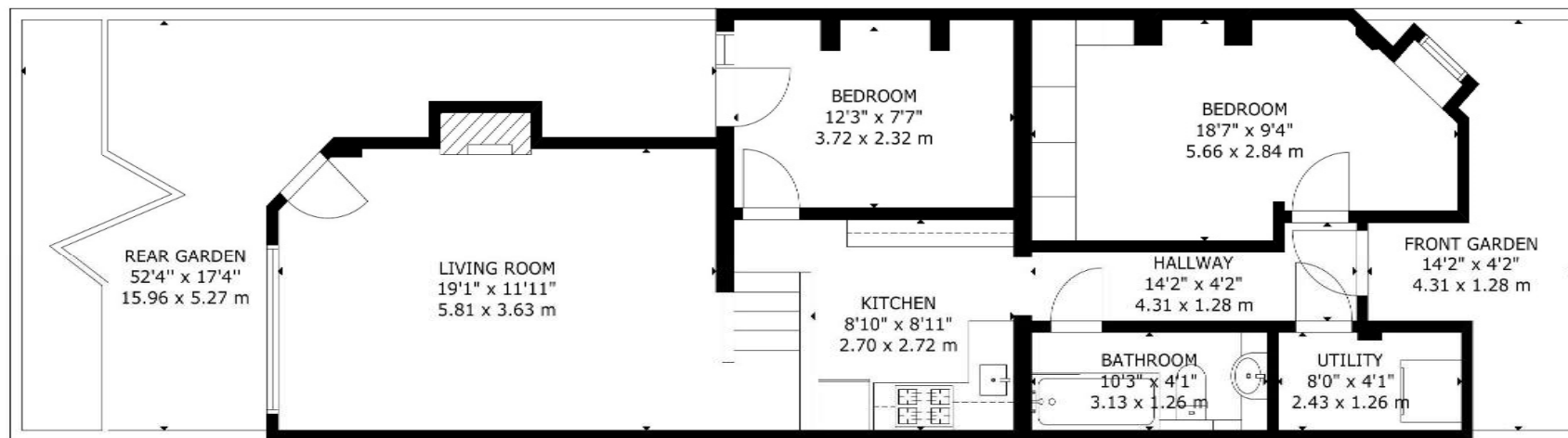
Please note that £2,500 per calendar month is the equivalent of £576.92 per week

Council Tax: Haringey Band D

Tenancy Term: 12 months +

Approx. Floor Area: 757 sqft (70.33 sqm)





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>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA  
TOTAL: 70 m<sup>2</sup>/757 sq.ft  
GROUND FLOOR: 70 m<sup>2</sup>/757 sq.ft  
EXCLUDED AREAS: FRONT GARDEN: 9 m<sup>2</sup>/102 sq.ft, REAR GARDEN: 62 m<sup>2</sup>/662 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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