



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Park, Highgate N6  
Price £670,000 - Share of Freehold



A two bedroom Edwardian period conversion with a private garden backing on to the picturesque surrounding of Parkland Walk situated within close walking distance to Highgate Underground Station. The accommodation comprises a spacious reception room with wooden floors that is open plan to a modern fully fitted kitchen, two double bedrooms and bathroom. Externally the property has a low maintenance 42 foot rear garden that is accessed by French doors from the reception room as well as an entrance from the second bedroom. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway. The flat is being offered chain free and with a share of the freehold.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 684 sqft (63.55 sqm)

Remaining Lease Term: 999 years

Annual Service Charge: Ad Hoc

Annual Ground Rent: £0





LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 684 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT / 64 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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>	70	78
(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	



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