



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Avenue, Highgate, N6
Price £525 pw - To Let

A two bedroom split level apartment occupying the first floor of this Edwardian conversion located within close walking distance of Highgate Underground Station. Flooded with natural light and boasting wooden floors throughout, the accommodation comprises of a spacious reception room, a modern fully fitted kitchen, two double bedrooms, the master benefiting from fitted wardrobes and a bathroom. The apartment is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

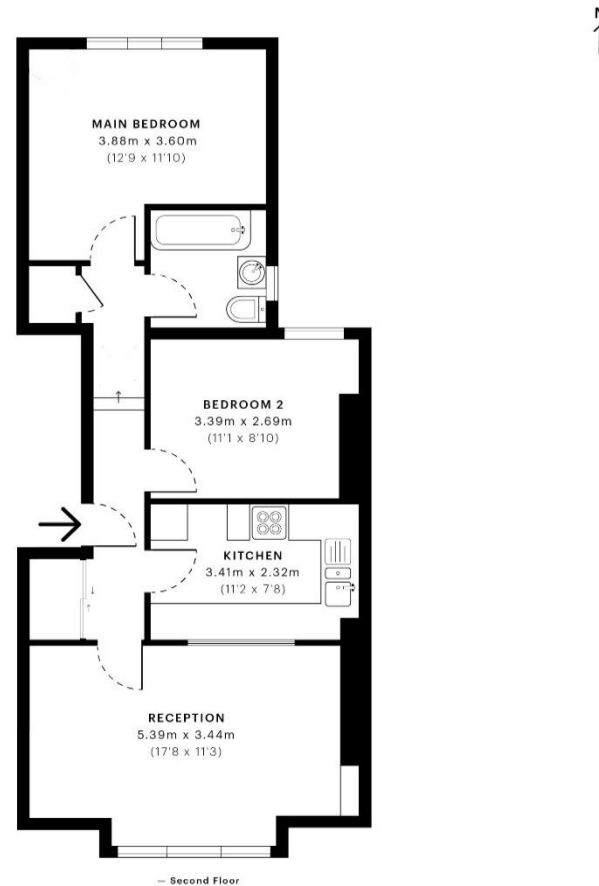
Please note that £525 per week is the equivalent of £2,275 per calendar month

Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 643 sqft (59.74 sqm)





| 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 | | 73 | 81 |
| EU Directive 2002/91/EC | | | |

GROSS INTERNAL AREA (GIA)
The footprint of the property
59.81 sqm / 643.79 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.52 sqm / 597.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 58.96 sqm / 634.64 sqft
IPMS 3C RESIDENTIAL 55.64 sqm / 601.06 sqft

spec id: 5f55fea2fc91ba0c1b27d4e94



