



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Avenue, Highgate, N6
Price £400,000 - Share of Freehold

A one bedroom period conversion with private front and rear patios situated within close walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises a spacious reception room with wooden floors that is open plan to a modern fully fitted kitchen, double bedroom with a large built in wardrobe and a bathroom. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

Council Tax: London Borough of Haringey - Band C

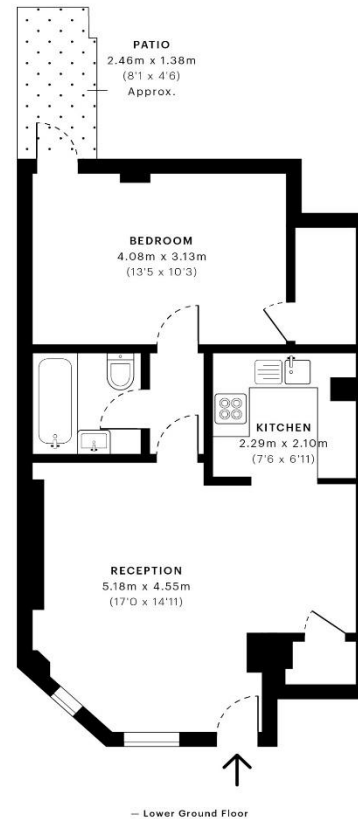
Approx. Floor Area: 491 sqft (45.62 sqm)

Remaining Lease Term: 965 years

Annual Service Charge: £780

Annual Ground Rent: £0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
45.62 sqm / 491.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
42.52 sqm / 457.68 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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 45.61 sqm / 490.94 sqft
IPMS 3C RESIDENTIAL 42.90 sqm / 462.42 sqft

SPEC ID: 5f52657bfc9fba0db27d4e34



