



**TAYLOR GIBBS**  
Residential Sales, Lettings & Management Agents

**Milton Avenue, Highgate, N6**  
**Price £425 pw - To Let**



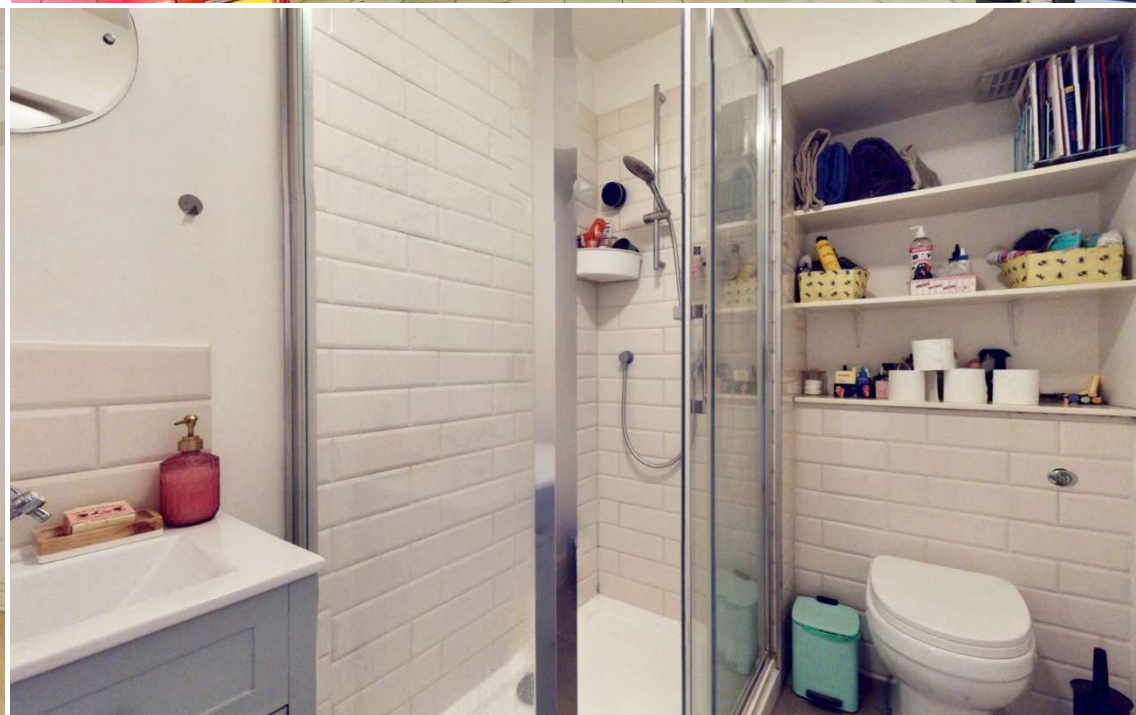
A one bedroom period conversion with private patio situated within close walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises a spacious reception room open plan to the kitchen, large double bedroom and a shower room. Further benefits include wooden floors throughout and a good amount of storage space. 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.

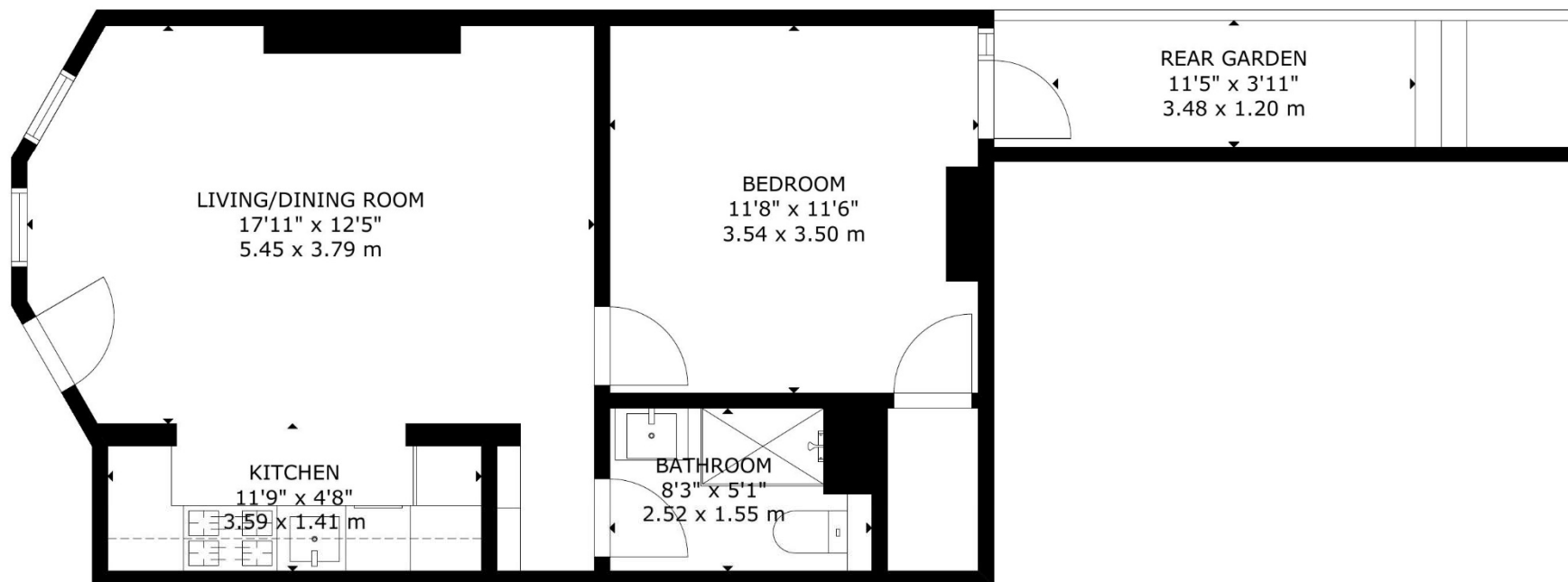
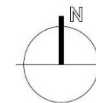
Please note that £425 per week is the equivalent of £1841.67 per calendar month

Council Tax: Haringey Band C

Tenancy Term: 12 months

Approx. Floor Area: 491 sqft (45.62 sqm)





GROSS INTERNAL AREA  
TOTAL: 46 m<sup>2</sup>/491 sq ft  
GROUND FLOOR: 46 m<sup>2</sup>/491 sq ft  
EXCLUDED AREAS: REAR GARDEN: 7 m<sup>2</sup>/72 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC	



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