



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Road, Highgate N6  
Price £670,000 - Leasehold



A two bedroom apartment with a private garden forming part of an Edwardian period conversion situated within close walking distance to Highgate Underground Station. Maintained to a very high standard and boasting wooden floors throughout, the accommodation comprises a spacious reception room which is open planned to a recently installed fully fitted kitchen, two double bedrooms and a bathroom. The apartment includes timber double glazed windows and doors to the rear of the building and made to measure shutters to the front. Externally the property has a well maintained private garden. The property is conveniently located within close walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

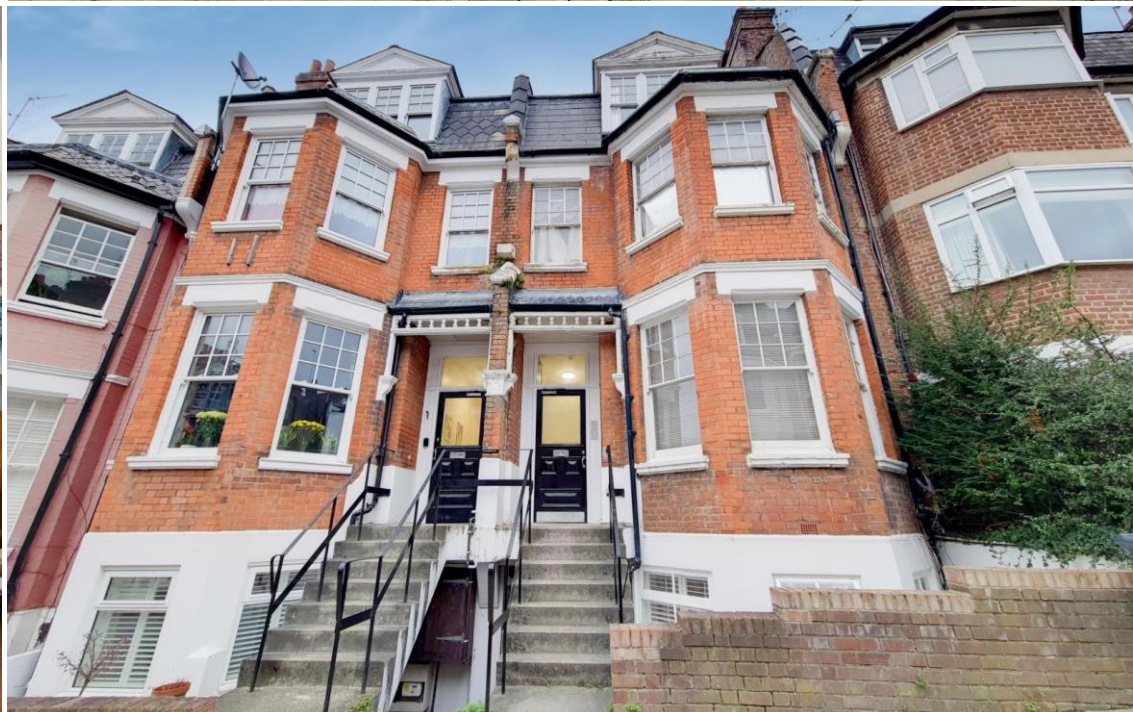
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 764 sqft (71 sqm)

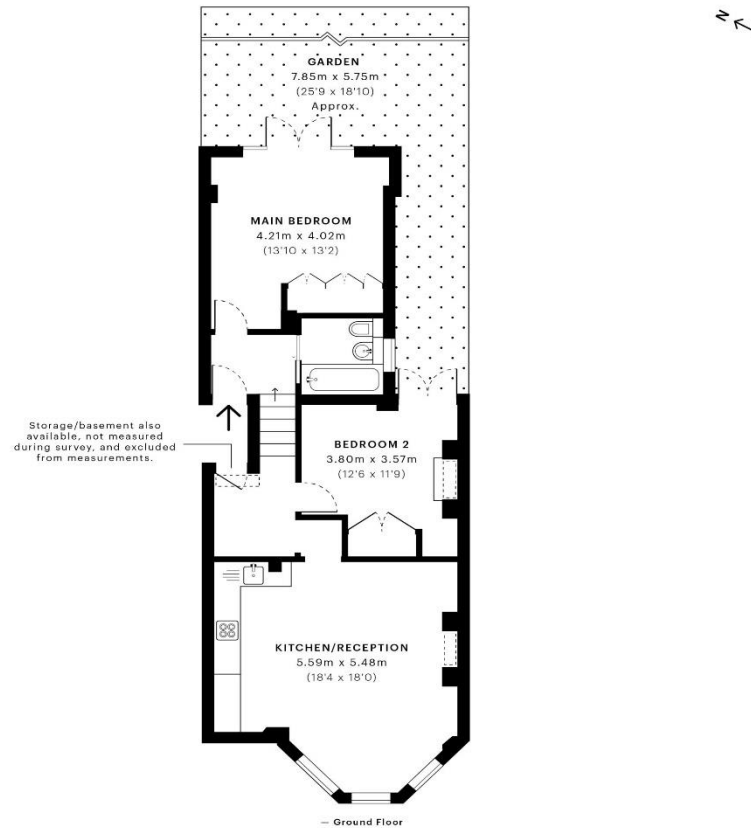
Remaining Lease Term: 179 years

Annual Service Charge: £593.85 - Payable Yearly

Annual Ground Rent: £10







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		
England & Wales	76	81
EU Directive 2002/91/EC		

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67.93 sqm / 731.19 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
64.00 sqm / 688.89 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.95 sqm / 10.23 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 67.33 sqm / 724.73 sqft  
IPMS 3C RESIDENTIAL 64.00 sqm / 688.89 sqft

spec id: 620101843bb64d0dede4f18d



