



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Avenue, Highgate, N6
Price £560,000 - Share of Freehold

A two double bedroom split level apartment occupying the top floor of this Edwardian conversion located in the popular Milton's area of Highgate and within close walking distance to both Highgate and Archway Underground Stations. Flooded with natural light, the accommodation comprises of a spacious reception room, separate fully fitted kitchen, two double bedrooms, the master benefiting from fitted wardrobes and a bathroom with a window. The property also boasts a large entrance hallway that could accommodate a home office and benefits from an abundance of storage space. There are plenty of excellent shops locally however the apartment is conveniently located within walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway whilst also being only moments away from Parkland Walk. The property includes a share of the freehold and is available chain free.

Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 677 sqft (62.9 sqm)

Remaining Lease Term: 985 years

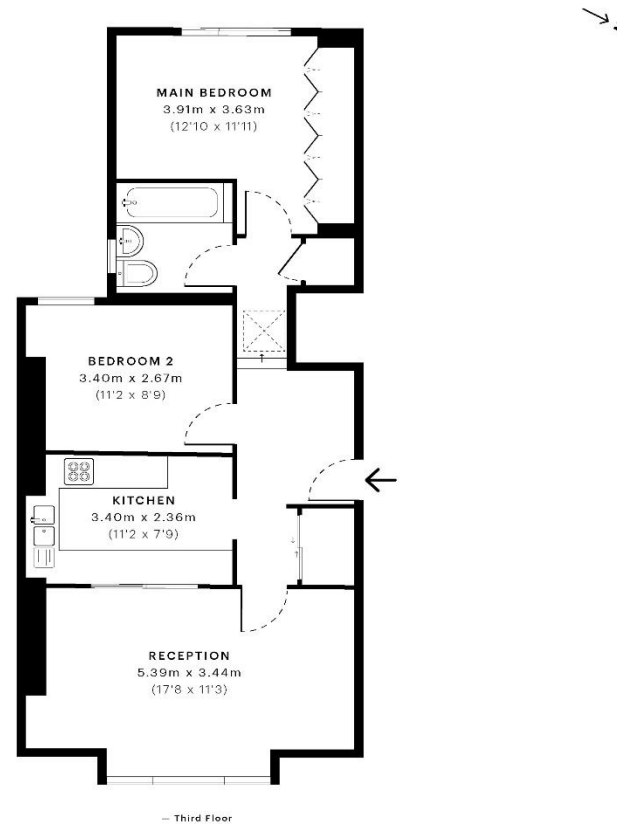
Annual Service Charge: £840 per annum, payable £70 per calendar month.

Annual Ground Rent: £0



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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
62.93 sqm / 677.37 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, non-overhead height
58.87 sqm / 635.67 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, non-plot etc.
0.00 sqm / 0.00 sqft

RECORDED HEAD HEIGHT
LARGEST ROOM WITH MIN. 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and graphics are illustrative only and excluded from all sales 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.

(GIA) GROSS INTERNAL: 62.93 sqm / 677.37 sqft
(NIA) NET INTERNAL: 58.87 sqm / 635.67 sqft

SPEC ID: 5630f7f23580a4fd0dc8686839



