



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Milton Road, Highgate, N6**  
**Price £2,000 pcm - To Let**

A two bedroom split level apartment occupying the first floor of an Edwardian period conversion located in the popular Milton's area of Highgate within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious reception room with a large bay window, a separate fully fitted kitchen with granite work surfaces and integrated appliances, two bedrooms and a bathroom. The property is conveniently situated within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

Please note that £2,000 per calendar month is the equivalent of £461.53p

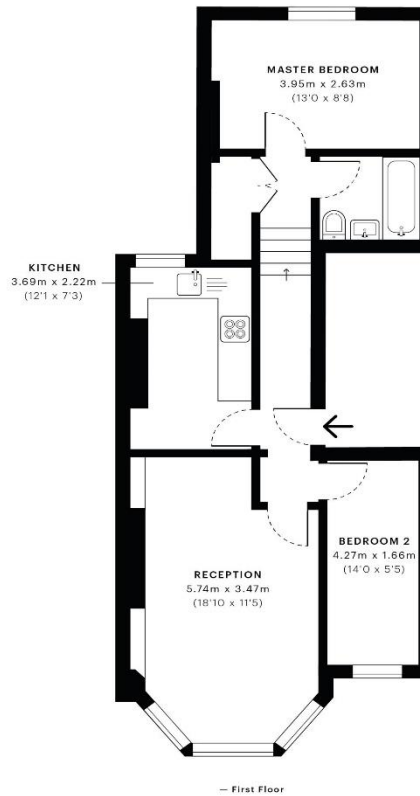
Council Tax: Haringey Band D

Tenancy Term: 12 months

Approx. Floor Area: 607 sqft (56.39 sqm)







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>	59	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**56.4 Sqm / 607.5 Sqft**

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**53.0 Sqm / 570.9 Sqft**

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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  
57.1 Sqm / 614.8 Sqft  
IPMS 3C RESIDENTIAL  
53.7 Sqm / 578.2 Sqft

SPEC ID  
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