



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Park, Highgate, N6
Price £499,000 - Share of Freehold

A two bedroom apartment occupying the first floor of an Edwardian period conversion situated within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a reception room, two bedrooms, large kitchen with space for a breakfast table and bathroom. The property is one of three flats, includes a share of the freehold and is available chain free. Conveniently located on a quiet one way road, the property is within walking distance to both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

Material Information:

The property is held on a 999 year lease with 997 years remaining. The annual ground rent is peppercorn and there is no set service charge amount. The flat is responsible for 28% of any expenses for the building as and when they are payable. The building is self managed by the owners under the company name of 4 Milton Park London Management Company Ltd.

The property has gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

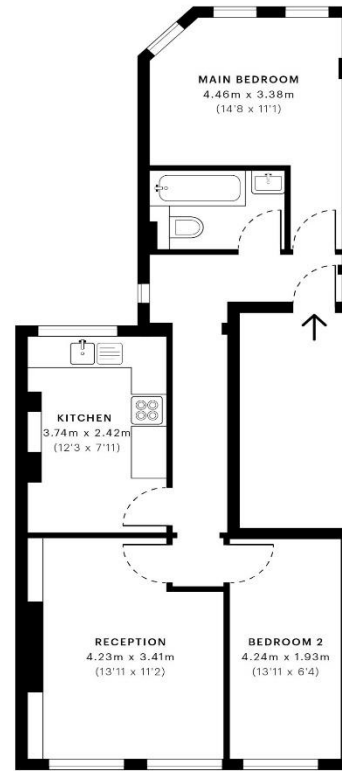
Council Tax: London Borough of Haringey - Band D

Approx. Floor Area: 591 sqft (54.91 sqm)

Remaining Lease Term: 997 years

Annual Service Charge: 28% share of any costs associated with the building





— First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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
54.96 sqm / 591.58 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
51.97 sqm / 559.40 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.19 sqm / 2.05 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 55.15 sqm / 593.63 sqft
IPMS 3C RESIDENTIAL 52.85 sqm / 569.87 sqft

spec id: 62a860681b80bd0dd5e06b93



