



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Road, Highgate, N6
Price £650,000 - Share of Freehold

An attractive two bedroom Edwardian conversion with a private south-west facing garden and separate garden office, ideally positioned in the sought after Miltons area of Highgate, within easy walking distance of Highgate Underground Station. Accessed via its own private entrance, the property offers well proportioned and versatile accommodation. The property comprises a generously sized reception and dining room with wooden flooring, a separate fitted kitchen, two double bedrooms, and a bathroom. A particular highlight is the private south-west facing garden, offering an appealing combination of patio and planted areas and providing an excellent setting for outdoor dining and entertaining. At the rear of the garden is a substantial separate garden office, creating an ideal work from home space, studio or additional recreational area. The property enjoys an excellent location, with the shops, cafés, restaurants and amenities of both Highgate Village and Crouch End Broadway within easy reach. Highgate Underground Station provides convenient links into central London, while the nearby Parkland Walk offers miles of leafy walking and running routes.

Material Information:

The property is held on a 999 year lease from the 1st January 1983 and the annual ground rent is peppercorn. The annual service charge is £1,202, payable in monthly instalments of £85, and the building is self managed by the residents.

The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. 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 E

Approx. Floor Area: 719 sqft (66.8 sqm)

Remaining Lease Term: 956 years

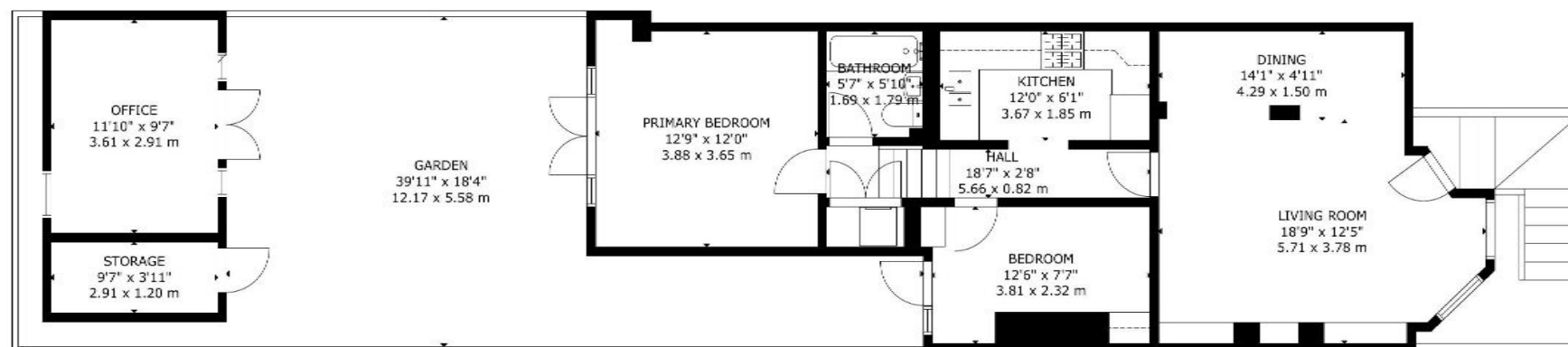
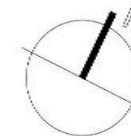
Annual Service Charge: £1,020

Annual Ground Rent: Peppercorn



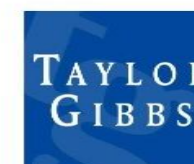
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GROSS INTERNAL AREA
TOTAL: 67 m²/719 sq ft
FIRST FLOOR: 67 m²/719 sq ft
EXCLUDED AREAS: GARDEN: 48 m²/515 sq ft, ANNEX: 14 m²/156 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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