



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Road, Highgate, N6  
Price £700,000 - Leasehold



An extremely spacious two bedroom apartment occupying the raised and lower ground floors of an Edwardian conversion situated within walking distance to Highgate Underground Station. Boasting an array of period features, the accommodation comprises of a spacious reception room, separate kitchen, two large double bedrooms, the primary benefiting from a walk in wardrobe, and a bathroom. Externally there are two patio areas/light wells accessed from both bedrooms. There is also a large amount of storage in the property including a basement measuring 155 ft<sup>2</sup> that could provide further accommodation subject to any necessary consents. The property is located within walking distance to the amenities of 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 189 year lease from the 25th March 1983. The annual ground rent is peppercorn and the annual service charge is £1,202.09. This includes the properties contribution towards the buildings insurance and the managing agents fees. The building is managed by Ferrier Tomlin.

The property has gas heating and fibre broadband. The building is serviced by electricity and mains water and sewerage and mobile phone coverage is available. There is further street CPZ parking available in nearby roads with parking restrictions between 10:00 - 12:00, Monday to Friday.

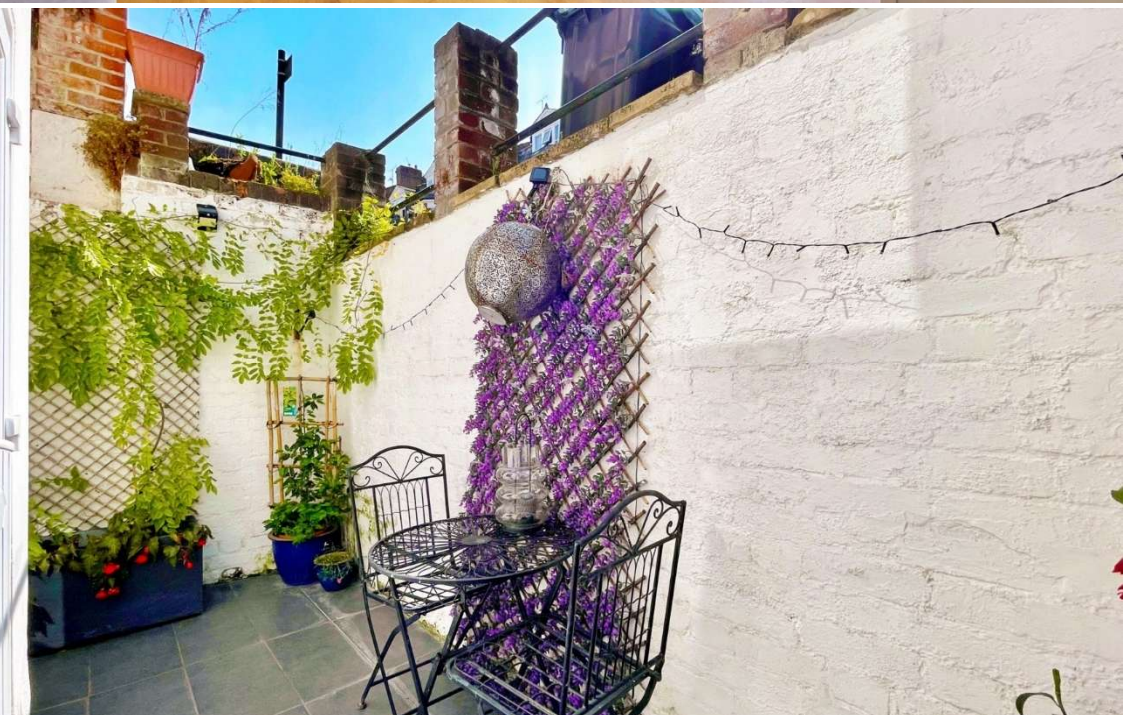
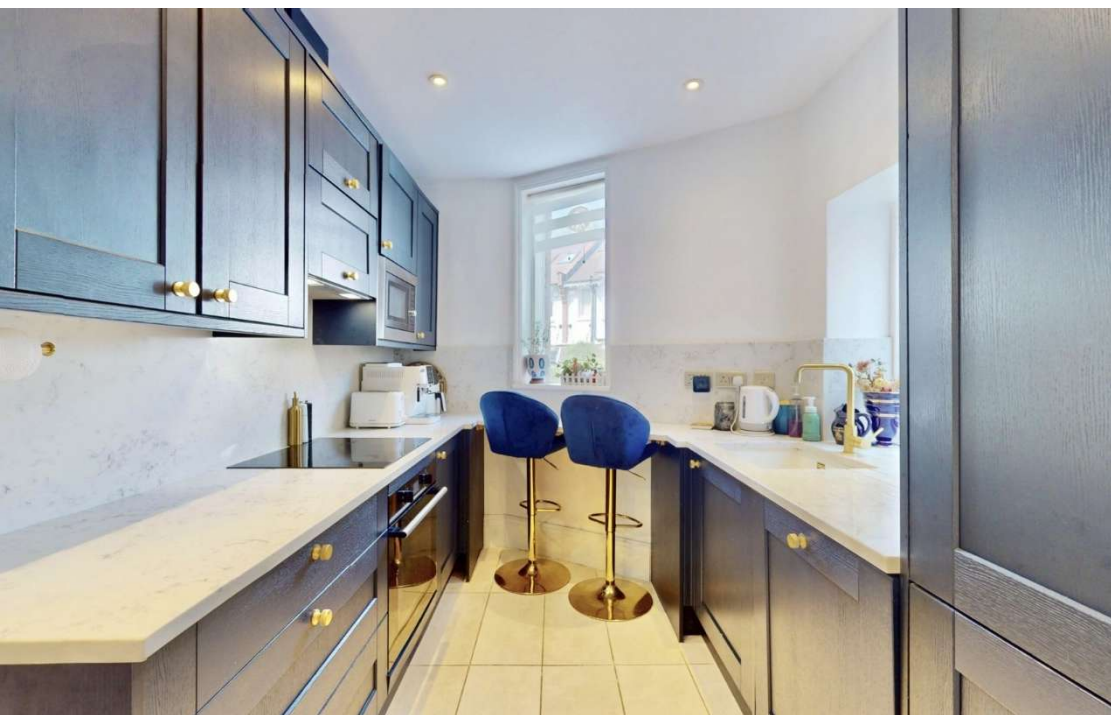
Council Tax: London Borough of Haringey - Band E

Approx. Floor Area: 1434 sqft (133.22 sqm)

Remaining Lease Term: 147 years

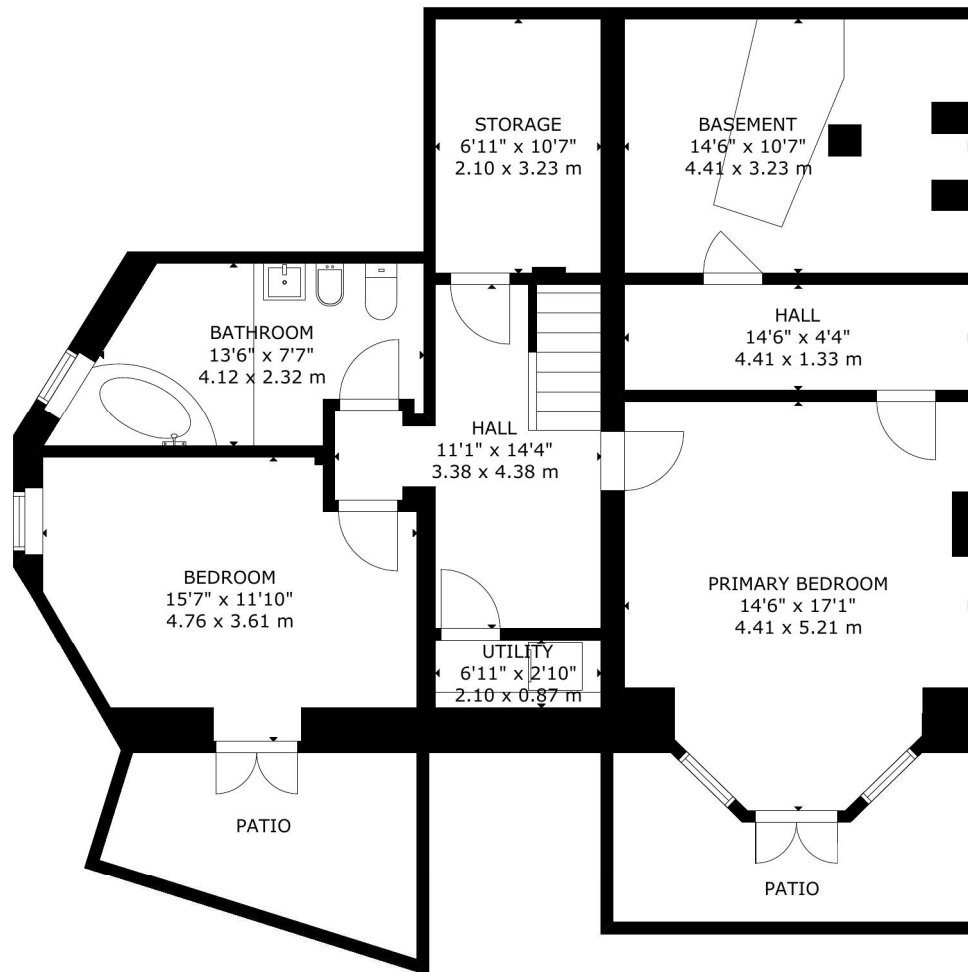
Annual Service Charge: £1,202

Annual Ground Rent: Peppercorn

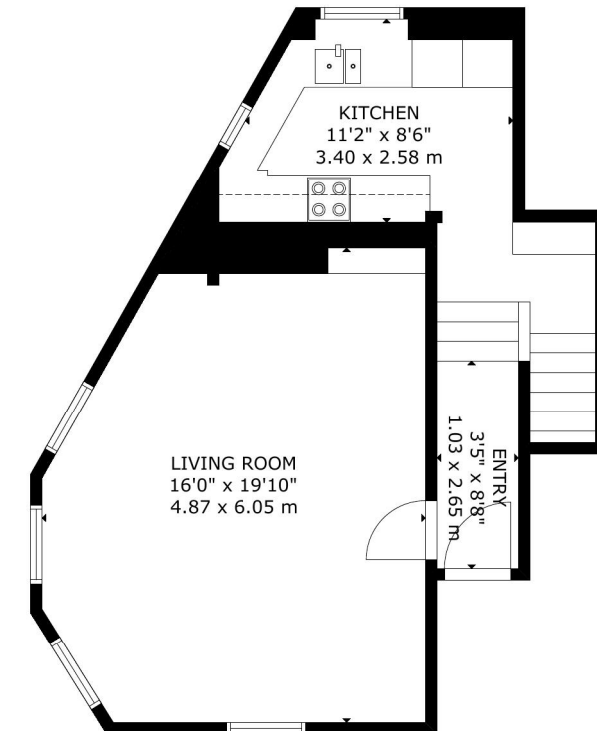


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LOWER GROUND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 133 m<sup>2</sup>/1,434 sq ft  
LOWER GROUND FLOOR: 89 m<sup>2</sup>/963 sq ft, GROUND FLOOR: 44 m<sup>2</sup>/471 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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