



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Road, Highgate, N6
Price £545,000 – Leasehold

A two bedroom split level raised ground floor apartment forming part of this Edwardian period conversion situated within close walking distance of Highgate Underground Station. Benefiting from an array of period features including high ceilings and a bay window, the accommodation comprises a spacious reception room with wooden floors that is open plan to a fitted kitchen, two bedrooms, both with fitted wardrobes, bathroom and a separate WC. The property is ideally located within walking distance of Highgate Village and Crouch End Broadway and only moments away from the peaceful setting of Parkland Walk.

Material Information:

The property is held on a 189 year lease from the 29th September 1978 and the annual ground rent is £50. The service charge for the past 12 months was £1,299.32 and the building is managed by Engel Jacobs. 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 D

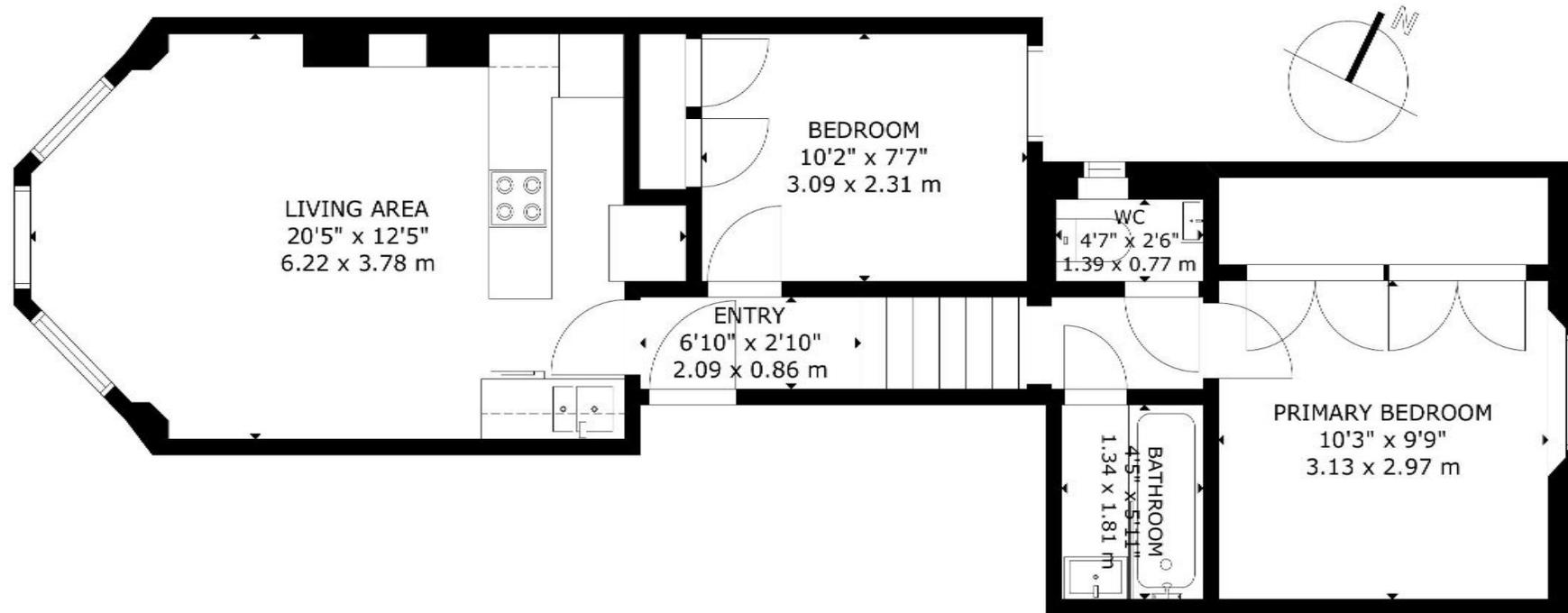
Approx. Floor Area: 549 sqft (51 sqm)

Remaining Lease Term: 141 years

Annual Service Charge: £1,299

Annual Ground Rent: £50





GROSS INTERNAL AREA
 TOTAL: 51 m²/549 sq.ft
 GROUND FLOOR: 51 m²/549 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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