



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Milton Road, Highgate, N6**  
**Price £460,000 - Share of Freehold**

A well presented one bedroom split level apartment occupying the raised ground floor of this Victorian period conversion, within close walking distance to Highgate Underground Station. Boasting an array of period features throughout, the accommodation comprises a large south west facing reception room with a fireplace and wooden floors, separate kitchen, double bedroom with fitted wardrobes and a bathroom. The property is conveniently situated within walking distance to the multiple amenities in 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 from the 25th March 1985. The annual service charge is payable on an Ad Hoc basis and the annual ground rent is peppercorn. The building is self managed by the residents.

The property has gas central heating and ofcom confirms that Superfast 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

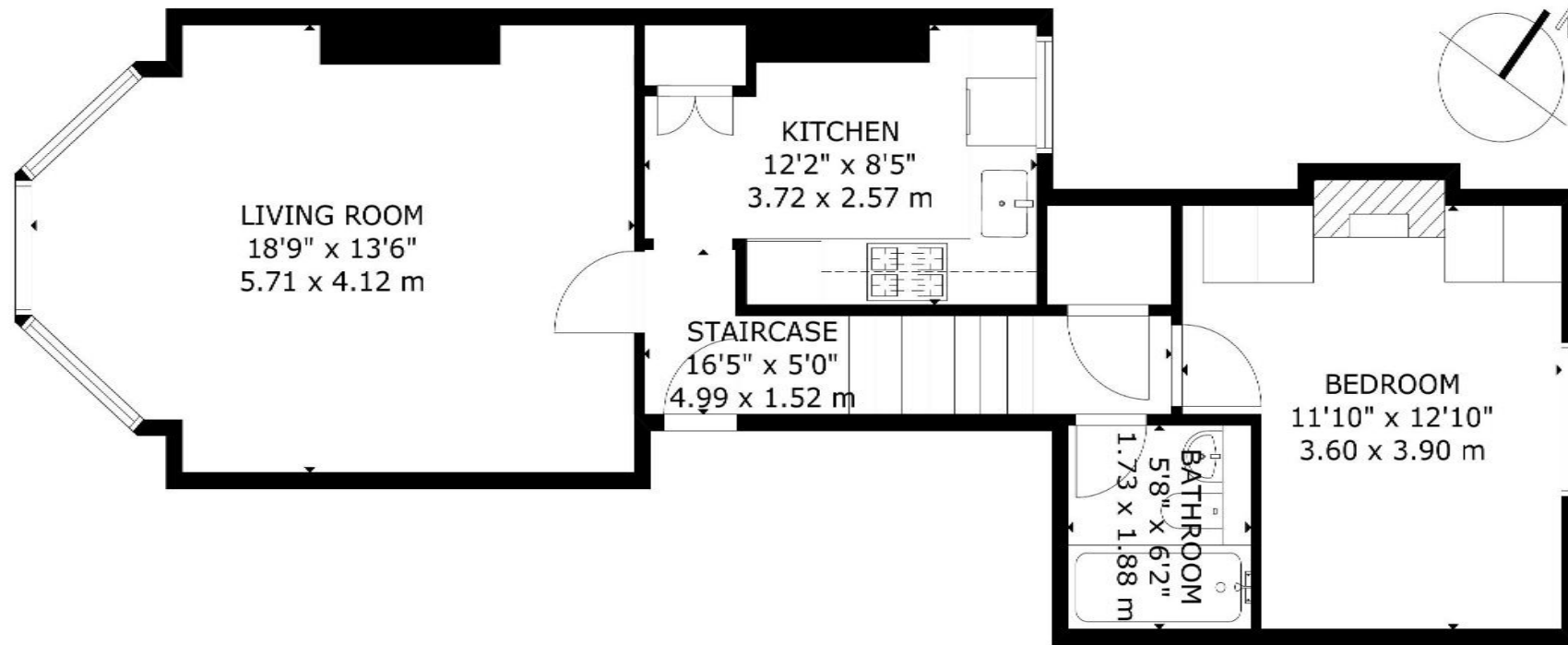
Approx. Floor Area: 577 sqft (53.61 sqm)

Remaining Lease Term: 958 years

Annual Service Charge: Ad Hoc

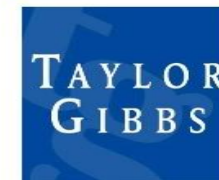
Annual Ground Rent: Peppercorn





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	81
EU Directive 2002/91/EC			

GROSS INTERNAL AREA  
 TOTAL: 54 m<sup>2</sup>/577 sq.ft  
 GROUND FLOOR: 54 m<sup>2</sup>/577 sq.ft  
 \* SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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