



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

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

A two bedroom Victorian period conversion with a private rear garden and wooden floors throughout, situated within close walking distance to Highgate Underground Station. The accommodation comprises of a spacious reception room with French doors opening on to the garden, a separate kitchen with integrated appliances, two double bedrooms and bathroom. Externally the property includes a private low maintenance garden with a large patio area. The property is conveniently located 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 includes a share of the freehold and is held on a 125 year lease from the 3rd April 2001. The annual service charge is £1,200, payable £100 per calendar month, 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: 700 sqft (65.03 sqm)

Remaining Lease Term: 100 years

Annual Service Charge: £1,200

Annual Ground Rent: Peppercorn





GROSS INTERNAL AREA
 TOTAL: 65 m²/700 sq.ft
 GROUND FLOOR: 65 m²/700 sq.ft
 EXCLUDED AREAS: GARDEN: 61 m²/657 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(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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33 Highgate High Street, Highgate, London, N6 5JT
 Tel: 020 8341 0123
 enquiries@taylorgibbs.co.uk
 www.taylorgibbs.co.uk

