



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

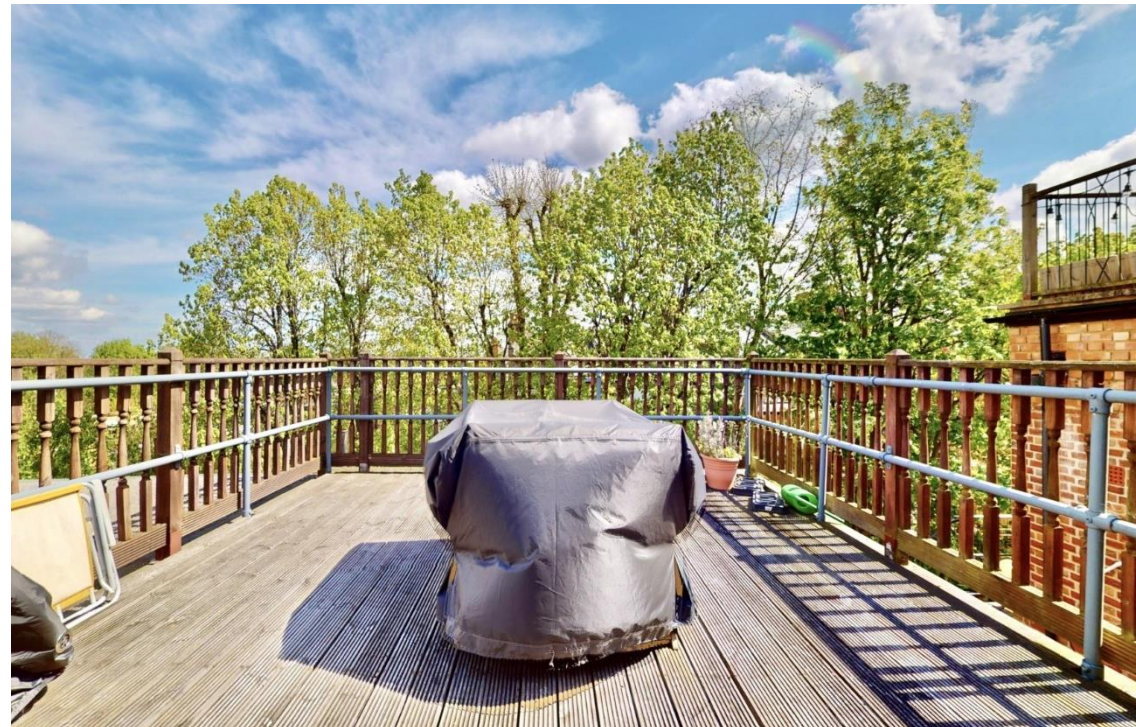
Milton Road, Highgate, N6
Price £795,000 - Leasehold

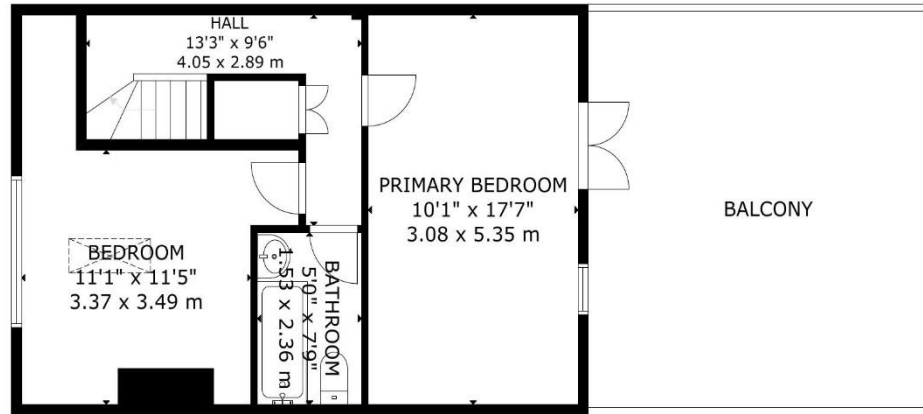
A three bedroom apartment with a large roof terrace occupying the upper two floors of a converted house situated within close walking distance to Highgate Underground Station. Flooded in natural light, the accommodation comprises a spacious reception room with wooden floors, fitted kitchen with space for dining, three double bedrooms and two bathrooms. Further benefits include double glazed windows throughout and access to a communal garden. The property is ideally located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the leafy surroundings of Parkland Walk.

Material Information:

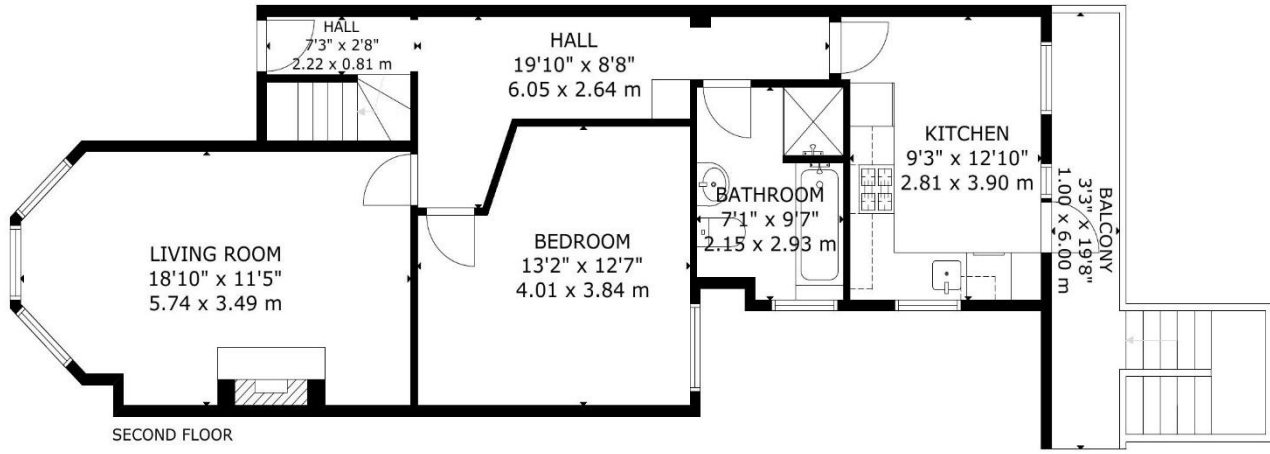
The property is held on a 999 year lease from the 25th December 1998. The annual ground rent is peppercorn and the annual service charge is £1,000. This payment includes the properties contribution towards the annual buildings insurance and the managing agents fees. The building is managed by Ferrier Tomlin. The property has gas central heating and fibre broadband. 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: 1162 sqft (107.95 sqm)
Remaining Lease Term: 973 years
Annual Service Charge: £1,000





THIRD FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 TOTAL: 108 m²/1,162 sq.ft
 SECOND FLOOR: 64 m²/691 sq.ft, THIRD FLOOR: 44 m²/471 sq.ft
 EXCLUDED AREA: BALCONY: 6 m²/65 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	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



