



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Milton Park, Highgate, N6**  
**Price £550,000 - Leasehold**

A two bedroom apartment occupying the first floor of an Edwardian period conversion located in the popular Milton's area of Highgate within close walking distance to Highgate Underground Station. Flooded in natural light, the split level accommodation comprises a large reception room with bay window that is open plan to a fitted kitchen, two bedrooms and bathroom. Further benefits include double glazed windows to both bedrooms, a large storage cupboard in the hallway and fitted wardrobes in the main bedroom. The property is conveniently situated within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

**Material Information:**

The property is held on a 125 year lease from the 23rd April 1984. The annual ground rent is £10. The service charge is £823.47 per annum and the building is managed by Haringey. This includes the properties contribution towards the buildings insurance and management fees.

The property has gas central heating and fibre broadband is available. The building is serviced by electricity and mains water and sewerage. There is street CPZ street parking available and mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band D

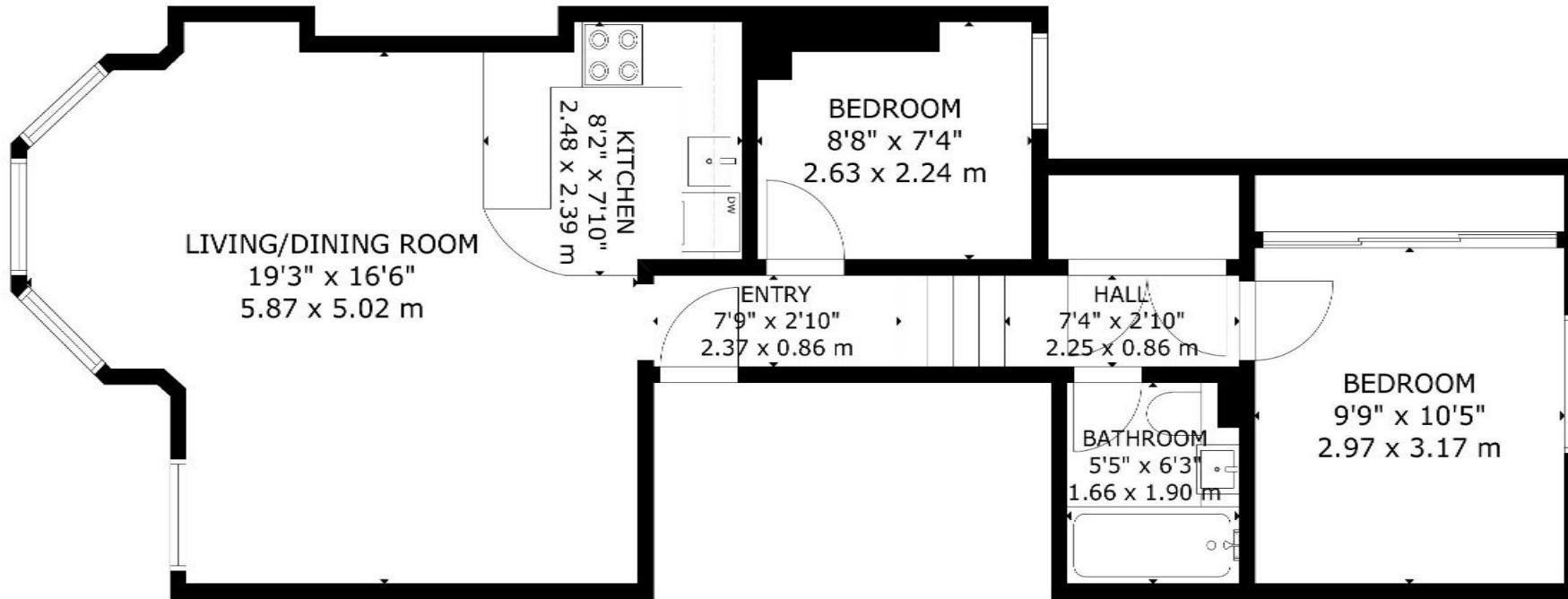
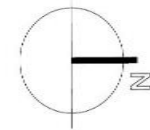
Approx. Floor Area: 617 sqft (57.32 sqm)

Remaining Lease Term: 85 years

Annual Service Charge: £823.47

Annual Ground Rent: £10





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		80
(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>			
<b>England &amp; Wales</b>		71	
EU Directive 2002/91/EC			

GROSS INTERNAL AREA  
TOTAL: 57 m<sup>2</sup>/617 sq.ft  
2ND FLOOR: 57 m<sup>2</sup>/617 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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33 Highgate High Street, Highgate, London, N6 5JT  
Tel: 020 8341 0123  
enquiries@taylorgibbs.co.uk  
www.taylorgibbs.co.uk

