



TAYLOR GIBBS

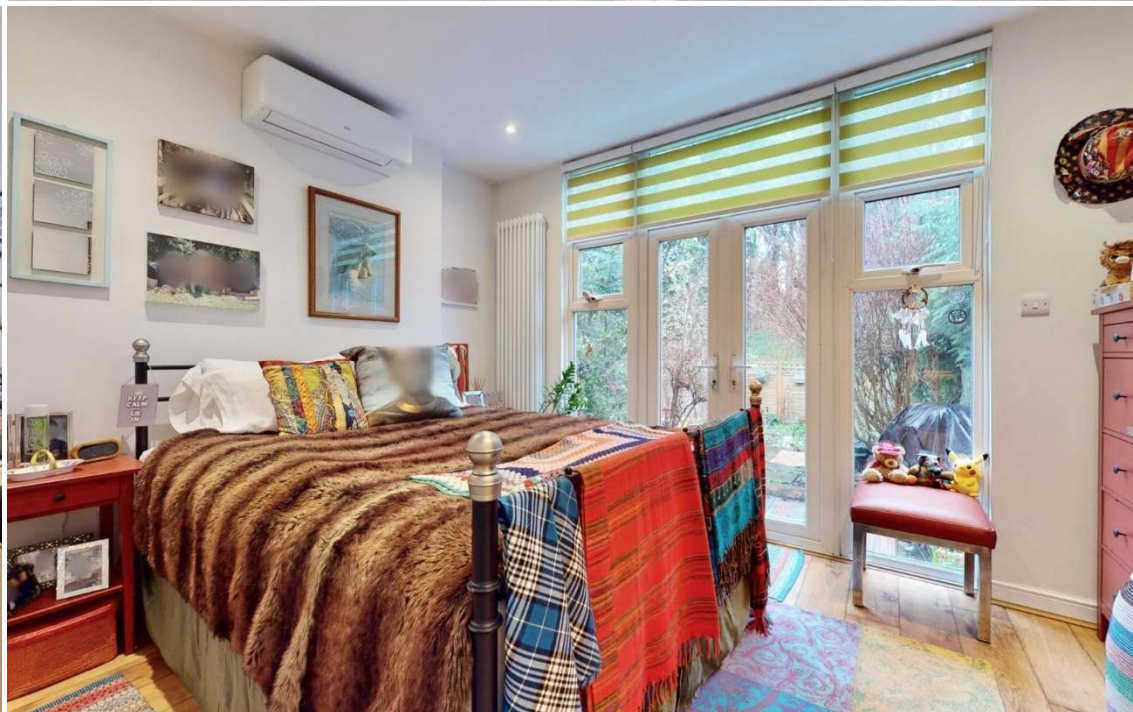
Residential Sales, Lettings & Management Agents

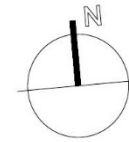
Milton Park, Highgate, N6
Price £650,000 - Leasehold

A recently refurbished two bedroom garden flat occupying the ground floor of an Edwardian period conversion in the popular Milton's area of Highgate within close walking distance to Highgate Underground Station. Benefiting from wooden floors and double glazed windows throughout, the accommodation comprises a spacious reception room open plan to a fully fitted kitchen, two double bedrooms, both with direct access to the garden, a utility room and a bathroom, which benefits from having a window. Externally the property has a beautifully maintained rear garden which backs onto Parkland Walk. The property also boasts air conditioning to the primary bedroom and reception room, a Quooker hot tap, wine fridge and Quartz work surfaces in the kitchen, and fitted wardrobes in the primary bedroom. The property is conveniently located within close walking distance to the multiple amenities of both Highgate Village and Crouch End Broadway

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 £824.64 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, air conditioning to two rooms 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: 719 sqft (66.8 sqm)
Remaining Lease Term: 84 years
Annual Service Charge: £824.64
Annual Ground Rent: £10





GROSS INTERNAL AREA
 TOTAL: 67 m²/719 sq.ft
 FIRST FLOOR: 67 m²/719 sq.ft
 EXCLUDED AREAS: GARDEN: 67 m²/716 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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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