



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Milton Park, Highgate, N6**  
**Price £2,100 pcm - To Let**

A split level two bedroom raised ground floor period conversion within close walking distance of Highgate Underground Station. Boasting bright and spacious living accommodation throughout, the property comprises a south facing reception room open plan to the kitchen, two double bedrooms, modern bathroom and a separate WC. The property has an abundance of period features that include traditional cornicing and sash windows, fitted wardrobes to both bedrooms and a beautiful rear outlook across Parkland Walk. Milton Park is located within walking distance to the array of amenities of both Highgate Village and Crouch End Broadway as well as the leafy surroundings of Highgate Woods and Queens Wood.

**Material Information:**

The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available with restrictions from 10am - 12pm.

Please note that £2,100 per calendar month is the equivalent of £484.61 per week

Council Tax: Haringey Band C

Approx. Floor Area: 530 sqft (49.24 sqm)





GROSS INTERNAL AREA  
 TOTAL: 49 m<sup>2</sup>/530 sq.ft  
 FIRST FLOOR: 49 m<sup>2</sup>/530 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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