



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Milton Avenue, Highgate, N6**  
**Price £1,890 pcm - To Let**

A one bedroom period conversion with private patio situated within close walking distance to Highgate Underground Station. Accessed from a private entrance, the accommodation comprises a spacious reception room open plan to the kitchen, large double bedroom and a shower room. Further benefits include wooden floors throughout and a good amount of storage space. The property is conveniently located within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from the picturesque surroundings of Parkland Walk.

**Material Information:**

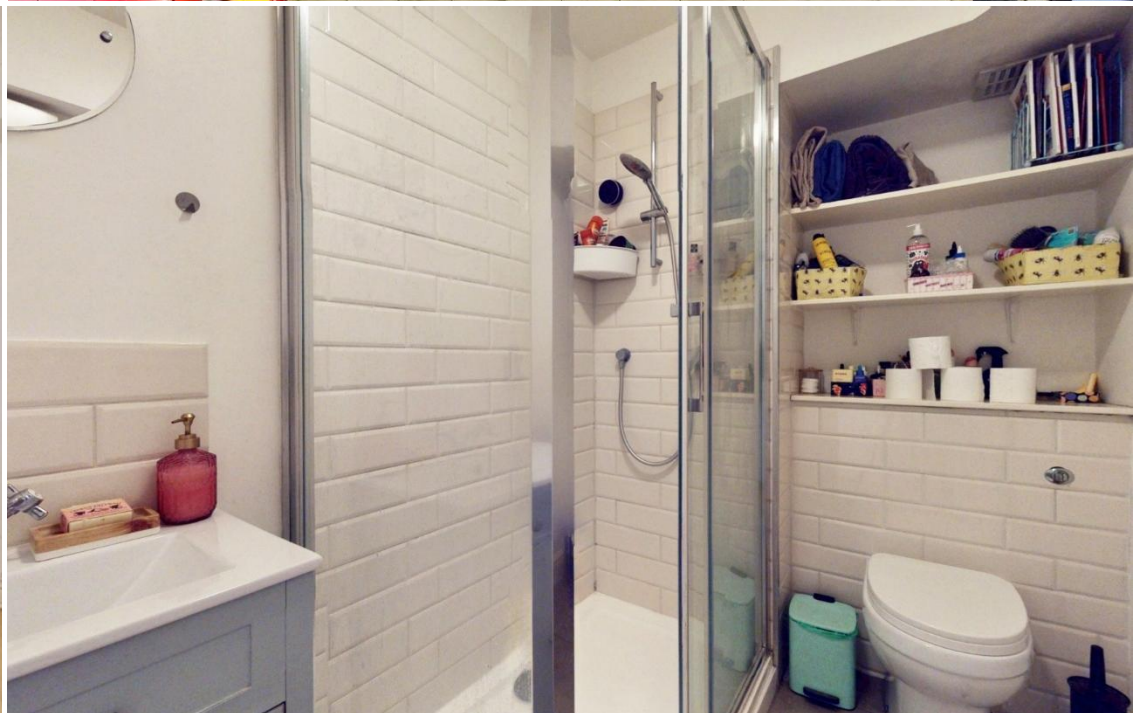
The property has gas central heating and ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, mains water and sewerage, and mobile phone coverage is available. There is CPZ street parking available with restrictions from 10am - 12pm.

Please note that £1,890 per calendar month is the equivalent of £436.15 per calendar month

Council Tax: Haringey Band C

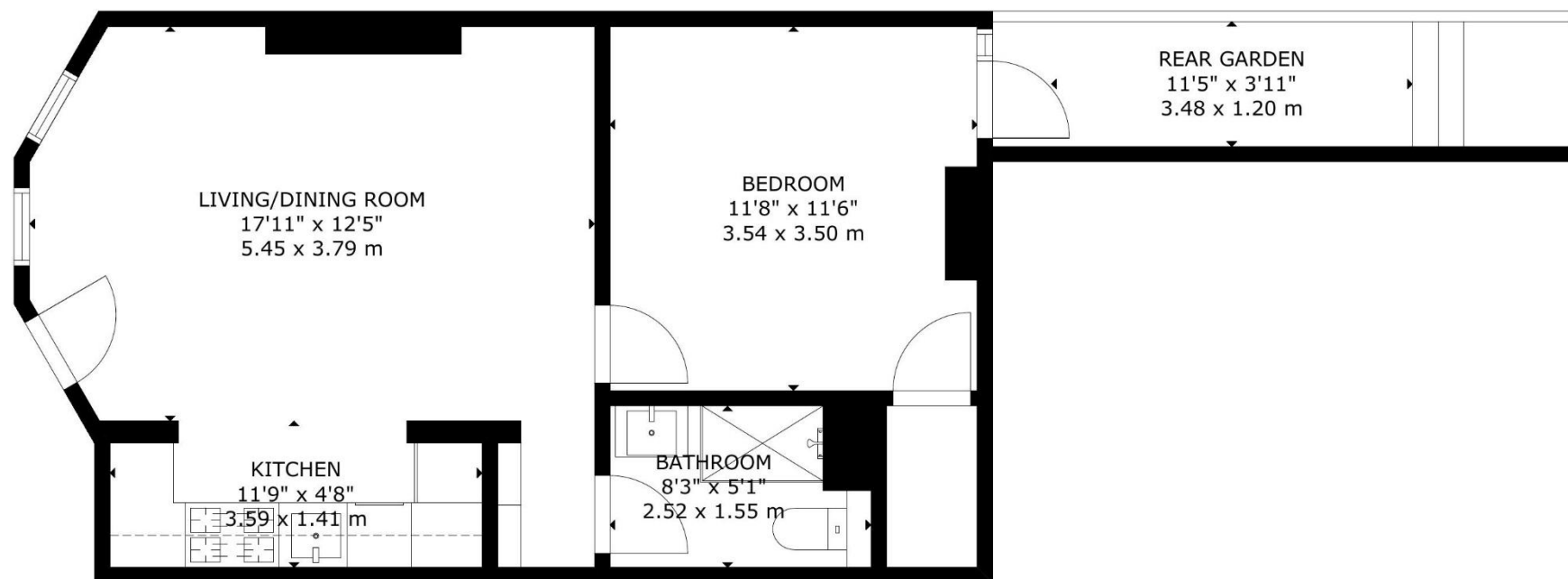
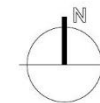
Tenancy Term: 12 months

Approx. Floor Area: 491 sqft (45.62 sqm)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(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>		70	76
	EU Directive 2002/91/EC		

GROSS INTERNAL AREA  
TOTAL: 46 m<sup>2</sup>/491 sq ft  
GROUND FLOOR: 46 m<sup>2</sup>/491 sq ft  
EXCLUDED AREAS: REAR GARDEN: 7 m<sup>2</sup>/72 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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