



MILTON AVENUE, N6  
**£385,000 LEASEHOLD**

**A SUPERB, RECENTLY RENOVATED ONE BEDROOM APARTMENT CONVERTED FROM THE FIRST FLOOR OF A PERIOD FORMER HOUSE.**

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## DESCRIPTION:

This property is offered for sale in excellent decorative condition and includes a modern open-plan kitchen and bathroom too. Refurbished just a few years ago, the property was equipped with new wood flooring, a new kitchen with appliances and bathroom too. The property is chain-free and will come complete with a new 125 year lease. Milton Avenue is quietly located in a quiet residential area within the Highgate Conservation Area. Highgate Tube Station is located within half a mile whilst The Parkland Walk (London's longest linear Local Nature Reserve) is just a stroll away.

## MATERIAL INFORMATION:

**Tenure:** New 125 year lease to be created.

**Service Charges:** 12.5% of building's expenditure. Approximately £760.00 for the year to 28<sup>th</sup> September 2024.

**Council Tax:** Haringey Council BAND C (£1,873.18 for 2024/25).

**Parking:** Residents parking by permit.

**Utilities:** Mains connected electricity, gas, water and sewerage.

**Broadband and Data Coverage:** Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and asphalt.

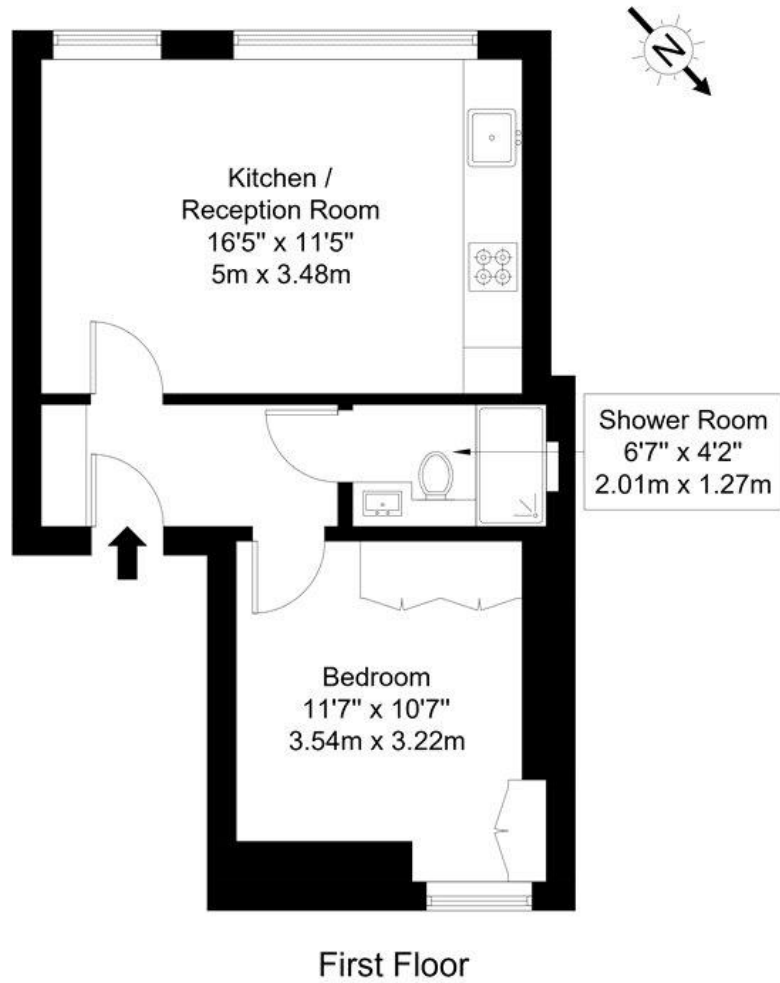
**Heating:** Gas central heating.

**Lease Covenants & Restrictions:** TBA.



# Milton Avenue, N6 5QE

Approx Gross Internal Area = 36.5 sq m / 393 sq ft

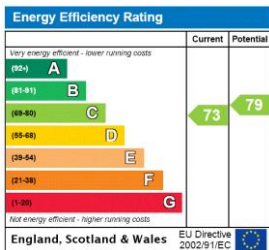


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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