



MILTON AVENUE N6
£800,000 SHARE OF FREEHOLD

AN OUTSTANDING SPLIT-LEVEL TWO BEDROOM
CONVERSION OVER THE ENTIRE SECOND AND TOP
FLOORS OF THIS ELEGANT VICTORIAN BUILDING.

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

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DESCRIPTION:

This superb multi-level property comprises spacious accommodation featuring double-sized bedrooms and west-facing reception room that benefits from plenty of natural light. The property has direct access to a top-level, outside roof area and features a modern bathroom suite whilst the fitted kitchen/diner has plenty of space for dining.

An early viewing is recommended.

LOCATION:

The property is peacefully located within The Highgate Conservation Area and adjacent The Parkland Walk which is London's longest linear Local Nature Reserve. Highgate Tube Station is within half a mile and there is a good selection of local shops nearby. It is also ideally positioned for access to shopping in Highgate, Muswell Hill, Crouch End or Archway as well as the gastropubs in Highgate Village.

MATERIAL INFORMATION:

Tenure: The property is held on a lease of 999 years from June 2012 together with a SHARE OF FREEHOLD (arranged by Declaration of Trust via a Deed of Trust).

Construction Type: Brick and slate. The directly accessible roof area was re-surfaced in 2023 with Cromapol.

Heating: Gas Central Heating (the boiler has been serviced annually).

Service Charges: 35% of communal outgoings. Building insurance which was renewed January 2024 and cost £335.00.

Council Tax: Haringey Council, BAND: D (£1,992.32 FOR 2023/24)

Parking: On-Street by Permit. Permits can be bought from Haringey Council for £34.00 annually.

Utilities: The building is serviced by mains supplied water, electricity, gas and sewerage.

Broadband and Data Coverage: According to Ofcom, Superfast broadband is available via Openreach or Virgin Media with a very high confidence level of 5G data coverage.

Lease Covenants: Premises not to be used for trade or business. Not to keep articles in the common parts.

Lease Restrictions: Not to keep a dog or other large domestic pet on the Premises without consent of the fellow-freeholders. Floors to be covered with carpet and underfelt.

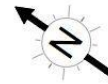


Milton Avenue, N6 5QE

Approx Gross Internal Area = 98.65 sq m / 1 062 sq ft

Roof Area = 36.13 sq m / 389 sq ft

Total = 134.78 sq m / 1 451 sq ft



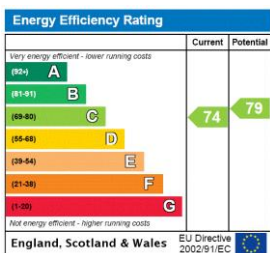
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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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