



MILTON AVENUE, LONDON, N6
£420,000 SHARE OF FREEHOLD

A superb, newly refurbished one bedroom second floor (top) flat, converted from a period building of traditional brick and slate construction.

DESCRIPTION:

This chain-free property is offered for sale in excellent decorative condition having been fully refurbished in May 2024 to include a brand new, fully-fitted kitchen and bathroom. The accommodation is well-proportioned featuring a 17'7 x 12'10 reception room and, as it is a top floor flat, there is no concern with living-noise coming from above.

LOCATION:

Milton Avenue lies within The Highgate Conservation Area and is quietly located within half a mile of Highgate Tube Station. Bus routes into the City and West end are close at hand as are the open spaces of the Parkland Walk and Highgate Wood.

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MATERIAL INFORMATION:

Tenure: 999 year lease from 21st October 2022 and a **SHARE OF THE FREEHOLD** (each flat has a quarter share).

Service Charge: No formal arrangement, but a quarter share of communal outgoings including building insurance.

Parking: Permit On-Street parking. Permits can be bought from Haringey Council.

Utilities: The building has mains connected gas, electricity and sewerage.

Broadband and 5G: According to Ofcom, Ultrafast broadband is available via Virgin Media or Openreach and the area has a very high level of access to 5G mobile phone data.

Heating: Gas Central Heating.

Council Tax: Haringey Council. **COUNCIL TAX BAND: D** (£2,107.32 for 2024/25).

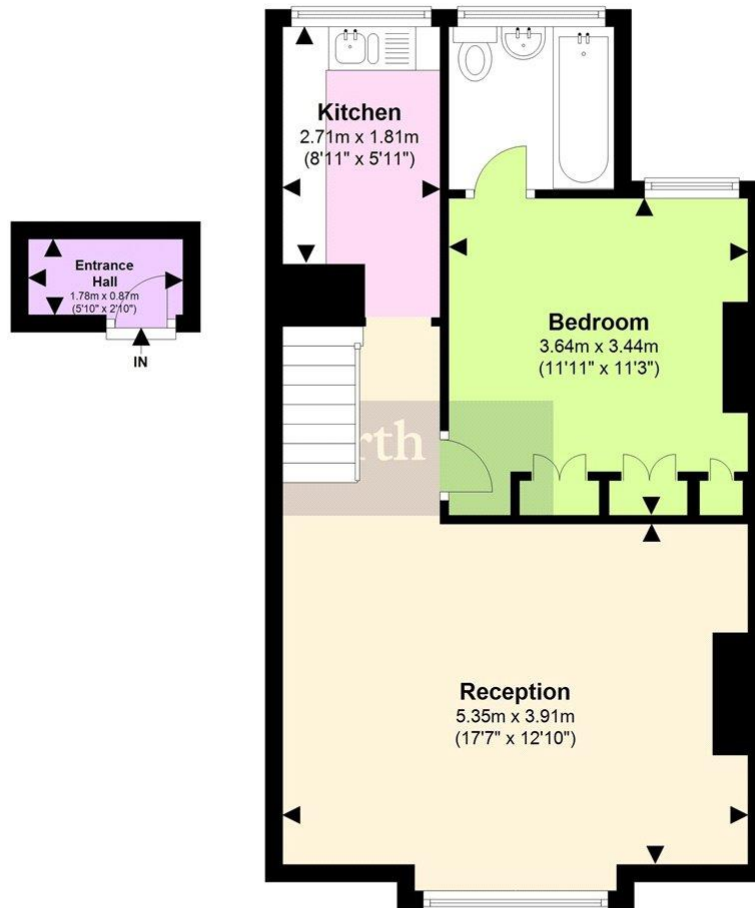
Construction Type: Brick and slate.

Lease Covenants: To use and occupy the Flat solely and exclusively in accordance with the Permitted Use and not to use the Flat or any part thereof for any business, trade or office. To keep the floors of the Flat substantially covered with carpets except that in the kitchen and bathroom a cork or rubber covering or other suitable material for avoiding the transmission of noise may be used instead of carpets.

Lease Restrictions: Not to keep any animal, bird, reptile or insect in the Flat without the written permission of the Freeholder.







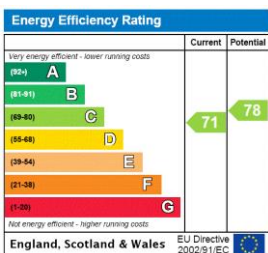
Milton Avenue N6

Total area approx: 38.3 sq. metres (412.26 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.

Plan produced using PlanUp.

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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