



MILTON ROAD N6
£590,000 SHARE OF FREEHOLD

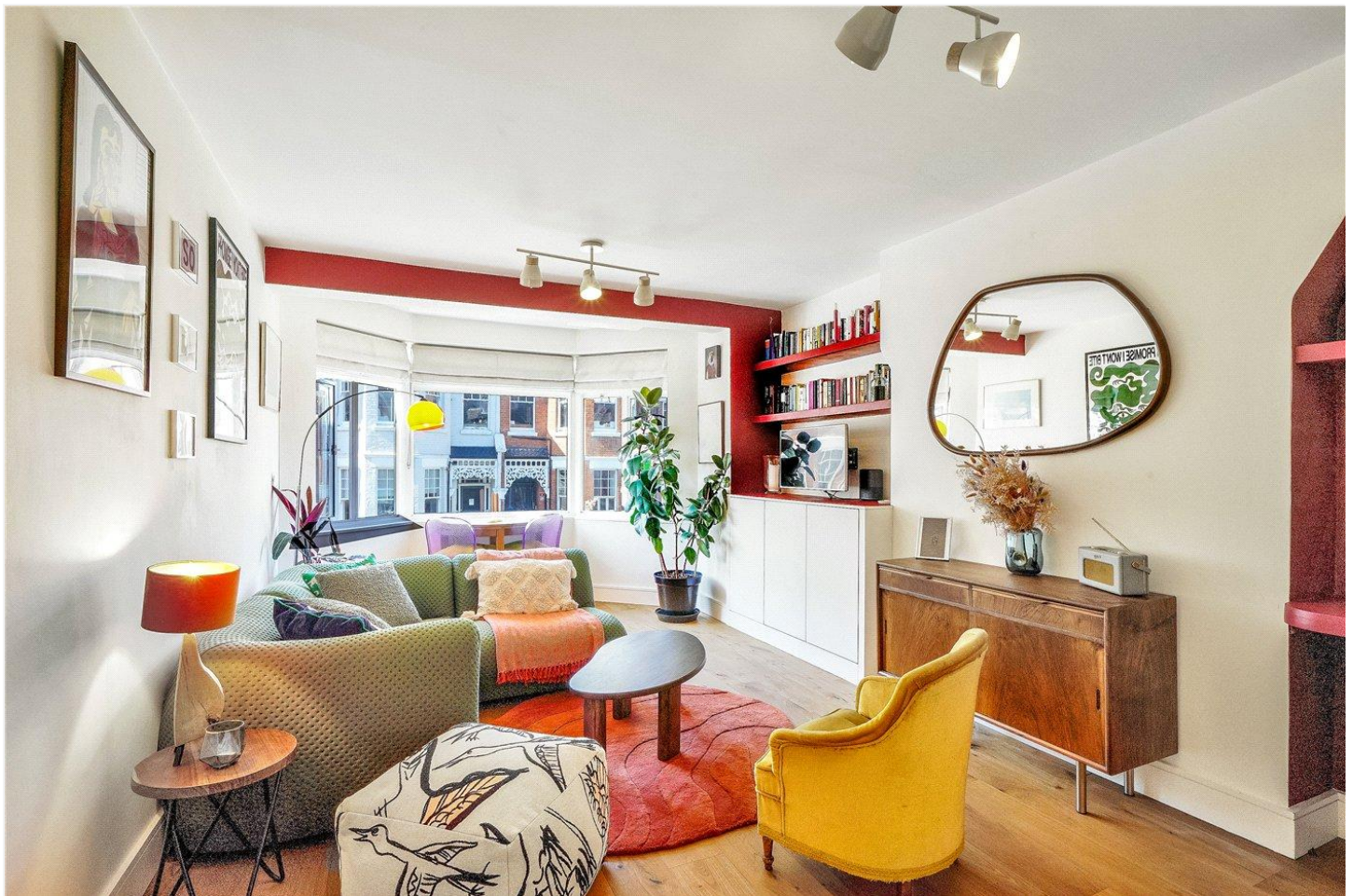
AN OUTSTANDING TWO BEDROOM FLAT WITH 644 SQ. FT. ACCOMMODATION AND OCCUPYING THE ENTIRE FIRST FLOOR OF THIS POST-WAR CONSTRUCTED BUILDING COMPRISING THREE PURPOSE-BUILT APARTMENTS.

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DESCRIPTION:

An outstanding two bedroom flat with 644 sq. ft. accommodation and occupying the entire first floor of this post-war constructed building comprising three purpose-built apartments, within walking distance of Highgate village and both Highgate and Archway tube stations, as well as local green spaces, pubs, shops and amenities. The property is presented in very good decorative condition having undergone significant improvements by the current owners to include a full re-wiring. Further features include a private balcony and access to a shared garden, new flooring throughout, sound-insulated ceilings in the reception room and each bedroom, a modern fitted kitchen with new appliances and a contemporary bathroom (each with under-floor heating), bespoke fitted storage in the reception room including a working from home desk, a new boiler installed 2024, and access to a substantial shared loft space, which is part of the freehold.

MATERIAL INFORMATION:

Tenure: 999 year lease from 25th March 2001 with SHARE OF FREEHOLD.

Service Charges: One third of any expenditure - administered on an ad-hoc basis.

Council Tax: Haringey Council BAND D (£2,207.94 for 2025/26).

Parking: Residents parking by permit.

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

Broadband and Data Coverage: According to Ofcom, Standard Broadband services are available (Openreach & Virgin Media) with a likely confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and slate.

Heating: Gas Central heating.

Flood and Erosion: None.

Planning Permission and Proposals for Development: None known.

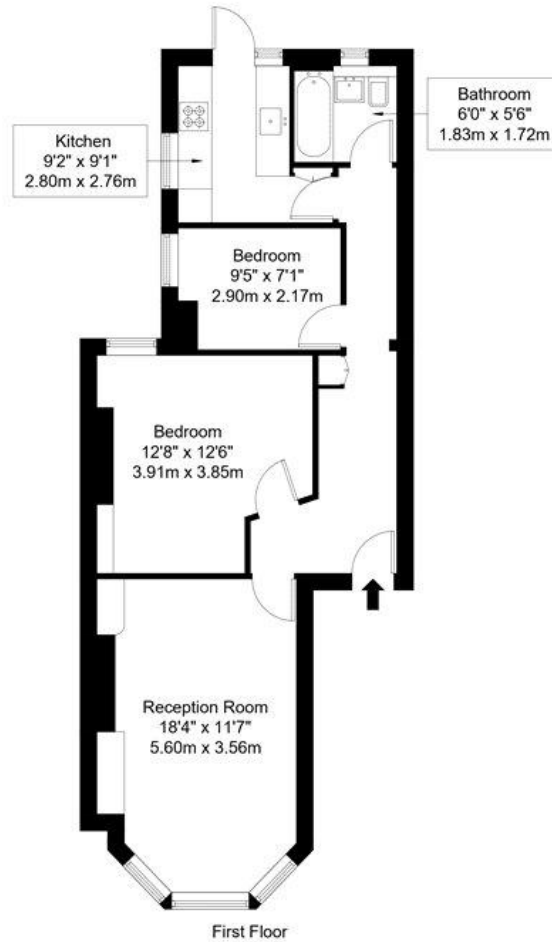
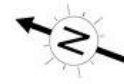
Property Accessibility and Adaptations: Not suitable for wheelchair users. There is a private right-of-way at the rear for resident's access to the communal garden.

Notable Lease Covenants & Restrictions: The property must be used only for residential purposes. Pets are permitted provided they do not cause a nuisance. Flooring to be carpeted with the exception of the kitchen and bathroom. Alternatively other suitable material is accepted provided it limits the transmission of noise.



Milton Road, N6 5QD

Approx Gross Internal Area = 59.85 sq m / 644 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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