



MILTON ROAD N6  
£380,000 LEASEHOLD

A SUPERB ONE BEDROOM APARTMENT OCCUPYING  
THE ENTIRE SECOND FLOOR (TOP) OF THIS  
VICTORIAN-BUILT FORMER HOUSE.

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## DESCRIPTION:

A superb one bedroom apartment occupying the entire second floor (top) of this Victorian built former house. The property comprises well-proportioned accommodation and is presented for sale in good decorative condition. Milton Road is quietly located within the Highgate Conservation Area, less than half a mile from Highgate Tube Station. The Parkland Walk - three and a half miles long, is London's longest linear Local Nature reserve and is almost literally at your doorstep.

## MATERIAL INFORMATION:

**Tenure:** 125 years from 16 January 1989. The seller will include the cost of a lease extension.

**Service Charges:** A quarter of any expenditure on the building. Estimated 2024/25 - £691.05. The Ground Rent is £10.00 per annum. The Freeholder is Haringey Council.

**Council Tax:** Haringey Council BAND C (£1,962.61 for 2025/26).

**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 slate.

**Heating:** Gas Central heating.

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. The owner shall ensure that any domestic pet is kept under proper control. To keep the floors covered with suitable material for avoiding the transmission of noise.



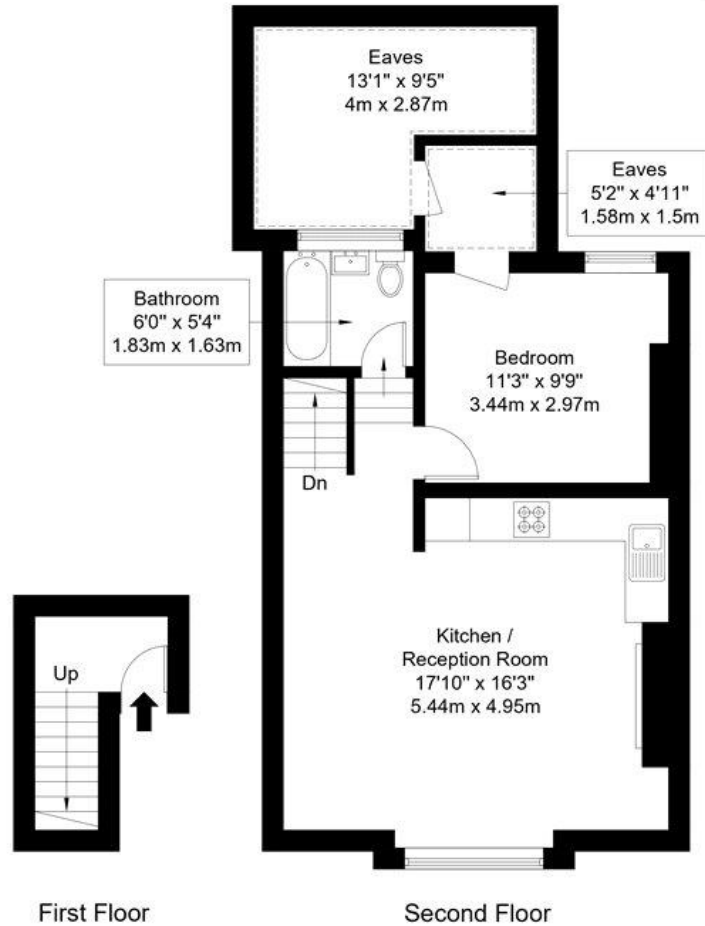
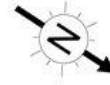


# Milton Road, N6 5QD

Approx Gross Internal Area = 47.7 sq m / 513 sq ft  
 Restricted head height / Eaves = 11.5 sq m / 124 sq ft  
 Total = 59.2 sq m / 637 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor

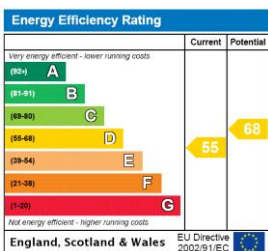
Second Floor

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.



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