



MILTON PARK N6
£575,000 SHARE OF FREEHOLD

A SUPERB, CHAIN-FREE FIRST FLOOR TWO BEDROOM FLAT WITHIN A CONVERTED EDWARDIAN-STYLE, END-OF-TERRACE BUILDING IN THE SOUGHT-AFTER "MILTONS" WITH A WESTERLY-FACING FRONTAL ORIENTATION, COMPLETE WITH A SHARE OF FREEHOLD.

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

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DESCRIPTION:

The property comprises flexible accommodation configured with a large master bedroom and double-sized second bedroom or study. It is presented for sale in excellent condition and is equipped with modern fittings in the bathroom and kitchen. The accommodation has a high-quality decorative finish, enhanced by its high ceilings whilst enjoying ample storage space, including built-in storage in the hallway and bathroom. The property also enjoys excellent natural light throughout, courtesy of its large, timber-framed and double-glazed sash windows and its westerly facing orientation.

The property is quietly located on a one-way street within the Highgate Conservation Area and half a mile of both Highgate and Archway tube stations. The Parkland Walk, London's largest linear Local Nature Reserve, is located within a short walk and provides over three and a half miles of open space with Waterlow Park close-by too. The flat is ideally located for easy access to the varied shops and dining choices in Crouch End as well as historic Highgate Village.

MATERIAL INFORMATION:

Tenure: 999 year lease from 29th September 1985 with **SHARE OF FREEHOLD**.

Service Charges: 31 % of building maintenance (ad hoc) and insurance costs. The total costs have averaged around £1,700.00 per annum for the last two years.

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

Parking & Bicycle Storage: Residents parking by permit and a council-managed on-street bikehangar across the road.

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

Broadband and Data Coverage: Superfast 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.

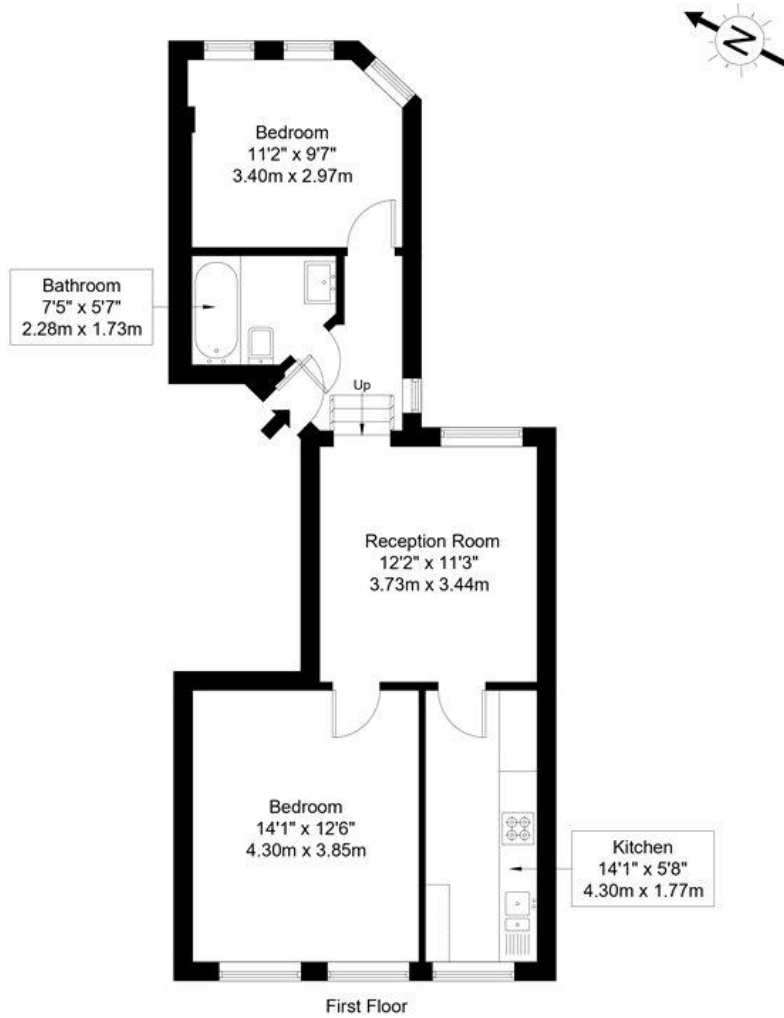
Heating: Gas central heating.

Notable Lease Covenants & Restrictions: The flat should be used for private residential purposes only. Pets are permitted provided they do not cause annoyance to other residents in the building.



Milton Park, N6 5QA

Approx Gross Internal Area = 55.07 sq m / 593 sq ft

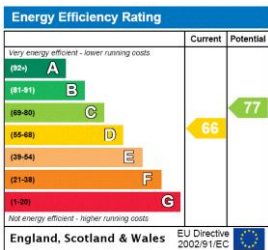


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PLAN**

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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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