



MILTON AVENUE N6  
£315,000 LEASEHOLD

AN EXCELLENT STUDIO/ONE BEDROOM  
APARTMENT CONVERTED FROM THE RAISED  
GROUND FLOOR OF A PERIOD FORMER HOUSE.

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### DESCRIPTION:

This bright, chain-free property is offered for sale in good decorative condition and includes an open-plan kitchen and bathroom too. The property is chain-free and will come complete with a new 125 year lease.

### LOCATION:

Milton Avenue is quietly located in a quiet residential area within the Highgate Conservation Area. Highgate Tube Station is located within half a mile whilst The Parkland Walk (London's longest linear Local Nature Reserve) is just a stroll away.

### MATERIAL INFORMATION:

Tenure: New 125 year lease to be created.

Service Charges: **10% of building's expenditure. Approximately £630.00 to 28th September 2024**

Council Tax: Haringey Council BAND C (£1,873.18 for 2024/25).

Parking: Residents parking by permit.

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

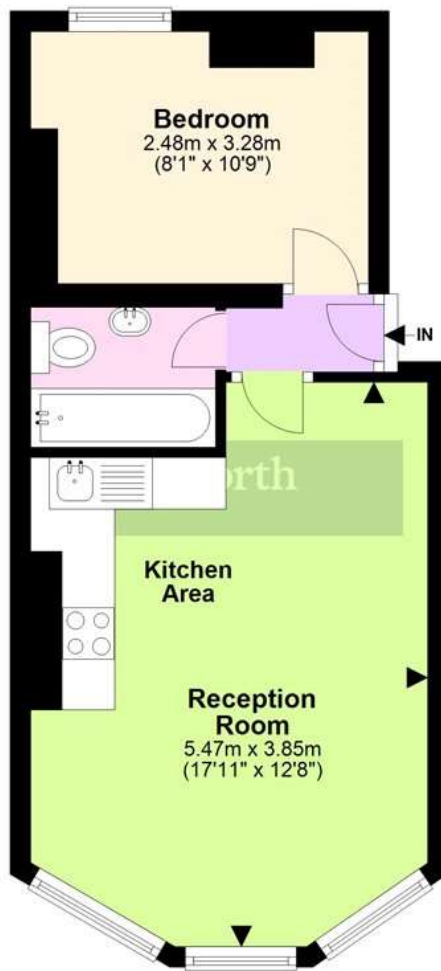
Broadband and Data Coverage. Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and slate.

Heating: Gas central heating.

Lease Covenants & Restrictions: TBA.





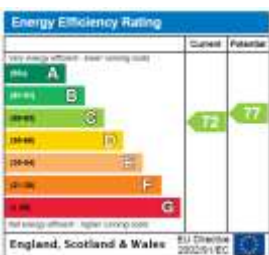
### Milton Avenue N6

Approx. 31.3 sq. metres (336.5 sq. feet)

**Total area: approx. 31.3 sq. metres (336.5 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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