



**MILTON AVENUE N6**  
**£500,000 LEASEHOLD**

AN EXTRAORDINARY AND RECENTLY REFURBISHED, ONE BEDROOM MAISONETTE ON TWO FLOORS WITH ITS OWN PRIVATE GARDEN, WITH PLANNING PERMISSION GRANTED IN MARCH 2024 FOR A BASEMENT EXTENSION TO CREATE A SECOND LARGE BEDROOM, STORAGE AREA AND ADDITIONAL BATHROOM.

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## DESCRIPTION:

An extraordinary, recently and extensively refurbished, one bedroom maisonette arranged over two levels with its own private entrance and garden. The refurbishments include a new bathroom, carpet, new staircase, additional ground floor WC, front door and surround, extension roof and lighting. Features include a large inter-connecting reception room and fully fitted kitchen and direct access to a private patio garden. The accommodation is currently arranged over two levels with the bedroom and bathroom on the first floor. Whilst the flat is delightful as it is, the potential to expand the living space is extraordinary and exciting because planning permission granted in March 2024 for a basement extension to create a second large bedroom with doors out onto a lightwell, bathroom and storage room adding square meterage akin to the space on the current ground floor (31 sqm). 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.

## TO VIEW PLANNING PERMISSION:

For information on the Planning Permission, please click the link for more details:

[https://publicregister.haringey.gov.uk/pr/s/planningapplication/a0iTu0000005RpBIAU/hgy20240442?c\\_\\_r=ArcusBEPublicRegister&tabset-3892f=3](https://publicregister.haringey.gov.uk/pr/s/planningapplication/a0iTu0000005RpBIAU/hgy20240442?c__r=ArcusBEPublicRegister&tabset-3892f=3)





## **MATERIAL INFORMATION:**

**Tenure:** New 125 year lease to be created.

**Service Charges:** 20% of building's expenditure. Approximately £1,100 to 28th September 2024.

**Council Tax:** Haringey Council BAND C (£1,770.95 for 2024/25).

**Parking:** Residents Road parking by permit.

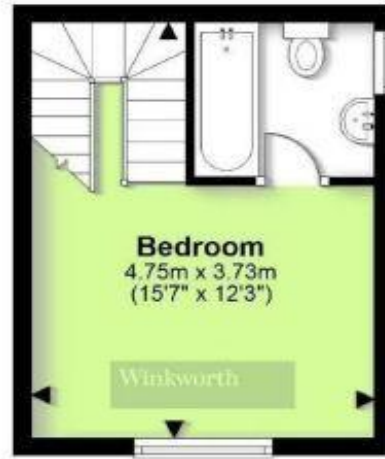
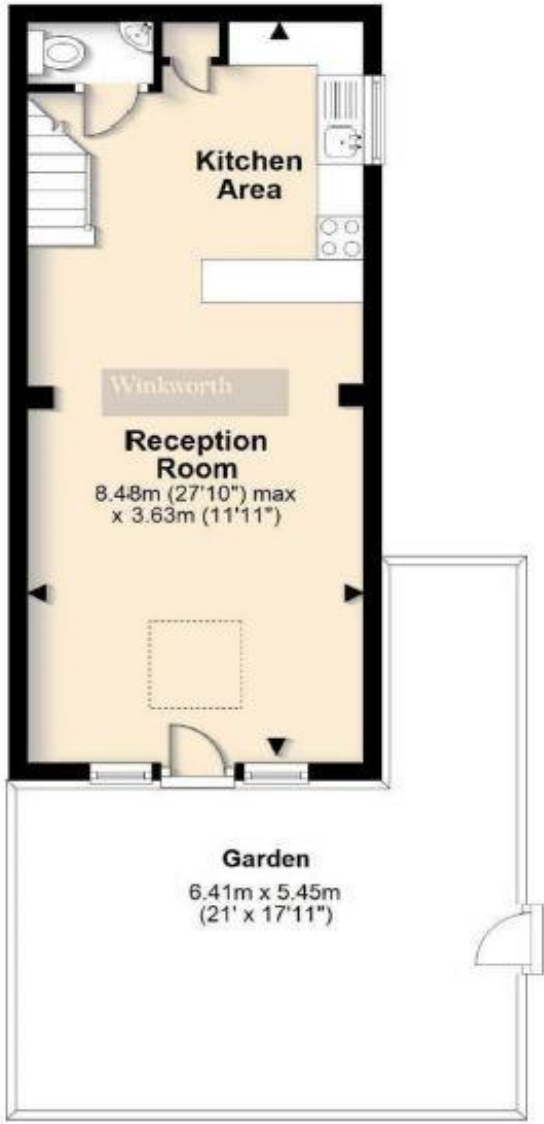
**Utilities:** Mains connected electricity, gas, water and sewerage.

**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.

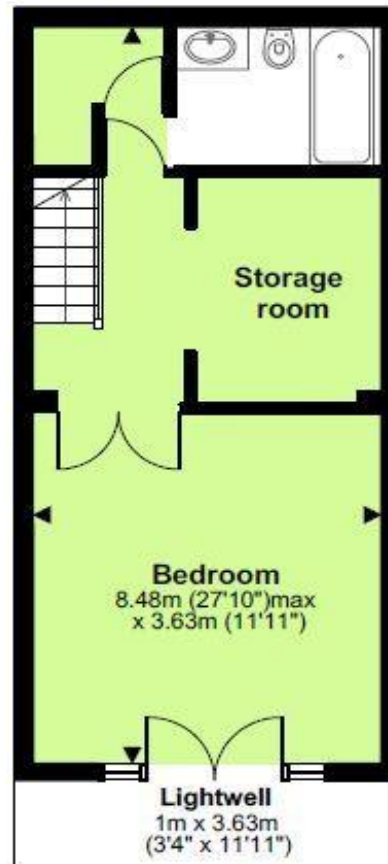
**Construction Type:** Brick and slate

**Heating:** Gas Central Heating.

**Lease Covenants & Restrictions:** TBA.



**First Floor**



**Proposed Basement**

**Milton Avenue N6**

**Total Area Approx: 540 SQM (537.7 sq. ft.)**

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	67
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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