



MILTON PARK, N6
£1,600,000 FREEHOLD

**A SUPERB FOUR BEDROOM TERRACED PERIOD HOUSE BACKING-
ON TO THE PARKLAND WALK, IDEALLY LOCATED FOR EASY
ACCESS TO AN EXCELLENT SELECTION OF OFSTED
RECOMMENDED STATE & PRIVATE SCHOOLS.**

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

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DESCRIPTION:

If you appreciate period charm and impressive dimensions then this may well be the place for you. This superb family home has been well-maintained and is generous in size, retaining many of its period features including fireplaces and sash windows. The ground floor comprises two large reception rooms, the front of which inter-connects with a fully fitted kitchen/diner, utility room and cloakroom/WC. The rear garden is delightful with a leafy backdrop because it backs-on to The Parkland Walk. The large main bedroom and other bedrooms are located over the first and second floors with large bathroom and shower room on the first floor. The property also benefits from top floor office that could also be used as an additional bedroom and generous cellar storage space too.

LOCATION:

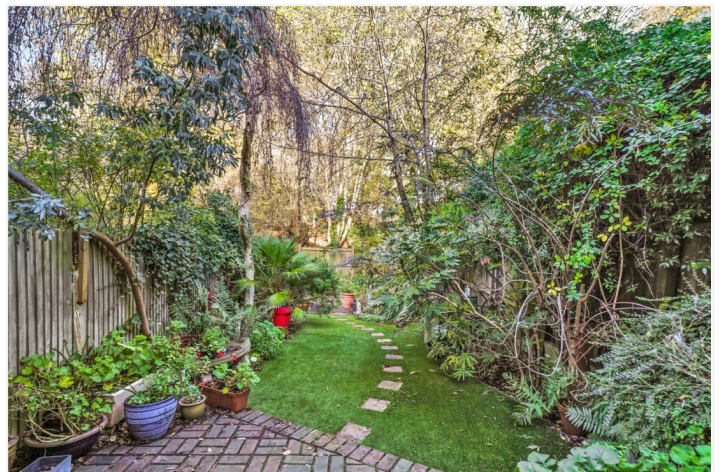
Milton Park is quietly located within the Highgate Conservation Area. The Parkland Walk, London's longest linear Local Nature Reserve, is situated directly at the rear of the house whilst local shops and Highgate Village are all within a short walk. Local bus routes into/out of London are situated within a few minutes' walk and Highgate Tube Station (for direct access into the City) is close-by.

TENURE:

Freehold.

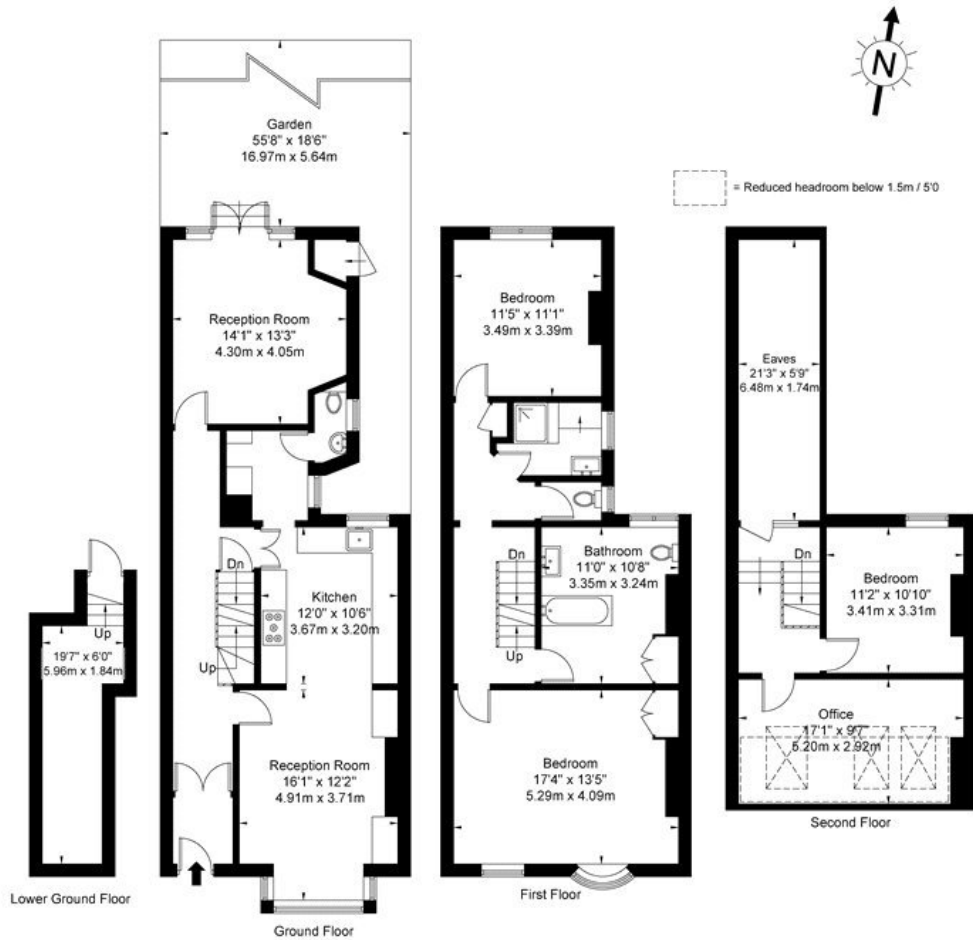
COUNCIL TAX:

London Borough of Haringey. **COUNCIL TAX BAND: G** (£3,232.87 FOR 2022/23).



Milton Park N6 5QA

Approx. Gross Internal Area = 188.9 sq m / 2033 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. 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
(81-91) B	
(69-80) C	
(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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