



MILTON PARK N6
£249,995 SHARE OF FREEHOLD

A SUPERB TOP FLOOR (SECOND), CHAIN-FREE STUDIO APARTMENT WITH A SHARE OF FREEHOLD.

SUMMARY:

A superb top floor (second), chain-free studio apartment with a share of freehold. The property is presented for sale in excellent decorative condition and comes complete with a modern fitted kitchen. Features include a modern three-piece bathroom suite and good storage courtesy of a large cupboard in the bathroom (that houses the central heating boiler) and eaves storage from the studio room.

AT A GLANCE

- Top Floor
- Studio Apartment
- Refurbished
- Chain-Free
- Share of Freehold

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DESCRIPTION:

The property is presented for sale in excellent decorative condition and comes complete with a modern fitted kitchen. Features include a modern three-piece bathroom suite and good storage courtesy of a large cupboard in the bathroom (that houses the central heating boiler) and eaves storage from the studio room. The property is chain-free and comes complete with a share of freehold.

MATERIAL INFORMATION:

Tenure: 999 year lease from 1 January 1984 with **SHARE OF FREEHOLD**.

Service Charges: £1,546.00 per annum plus £600.00 paid into the Reserve Fund so £2,146.00 altogether (already paid to 31/12/26) according to our client.

Council Tax: Haringey Council. Council Tax Band C: £2,056.70 26/27.

Parking: Residents parking by permit.

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. New boiler installed October 2024.

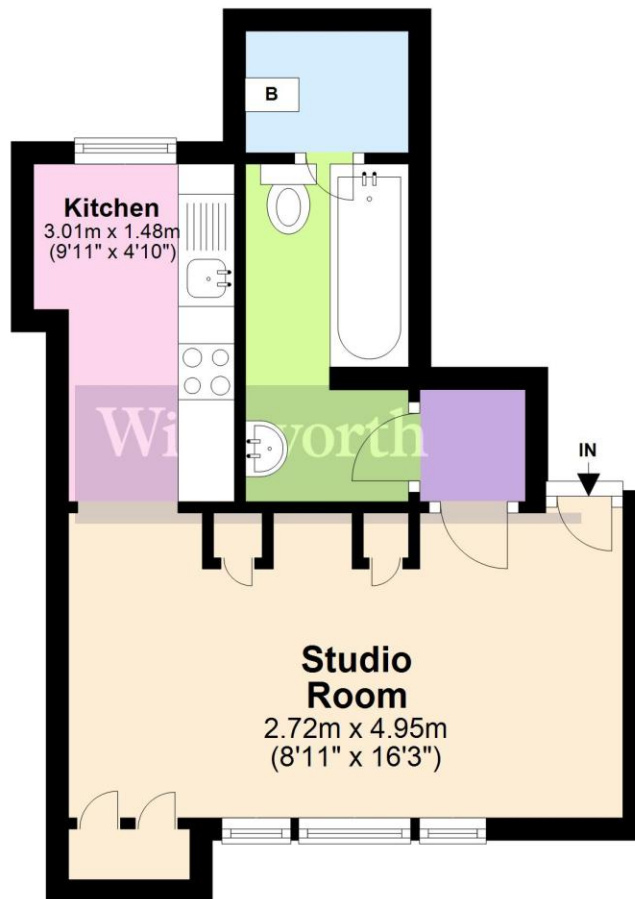
Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal which may cause annoyance to any Lessee or occupier of the other flats in the building shall be kept in the demised premises and no dog, cat or other animals shall be kept in the demised premises without the written consent of the freeholder or the Management Company. To ensure that the floors of all the rooms within the flat itself (other than kitchen and bathroom) are close carpeted at all times.

NOTE: Roof works are planned and according to our client, the monies have been collected for these works already.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	70
(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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Approx. 26.7 sq. metres (286.9 sq. feet)

Total area: approx. 26.7 sq. metres (286.9 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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