



MONTGOMERY HOUSE, HILLCREST N6
£470,000 LEASEHOLD

**A WELL-PRESENTED TOP FLOOR TWO
BEDROOM APARTMENT IN A PRIME
HIGHGATE VILLAGE LOCATION.**

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DESCRIPTION:

A charming two-bedroom apartment situated on the top floor of a purpose-built building in a sought-after residential area. This property boasts a lovely balcony offering leafy views and access to communal gardens, perfect for outdoor relaxation. The apartment comprises a dual-aspect living room, open-plan, recently fitted kitchen with integrated appliances, two bedrooms, and a modern bathroom. Featuring large sash windows that flood the space with natural light, this home offers a bright and airy atmosphere throughout. Ideal for young professionals, couples, or small families seeking a comfortable and convenient living space, on an estate community that offers gardening projects (and other annual events) and play space for children. There is also an option to have an undemised outside storage space (pram/bicycle store). Don't miss the chance to make this delightful apartment your new home. Contact us to arrange a viewing today.

Hillcrest is located at the meeting point of North Hill and North Road. With excellent transport links, local amenities, and recreational facilities nearby, this property presents an ideal opportunity for those looking to settle in a vibrant and sought-after neighbourhood.

MATERIAL INFORMATION:

Tenure: 125 years from 6th may 1991.

Service Charges: £2,615.03 for 2025/26. This pays for a variety of items including building insurance and £10.00 Ground Rent.

Council Tax: Haringey Council BAND C (£1,770.95 for 2025/26).

Parking: Free and unmetered on and off street.

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

Broadband and Data Coverage: According to Ofcom, Ultrafast Broadband service is available via Virgin Media with a good level of mobile phone coverage.

Construction Type: Brick and asphalt.

Heating: Gas central heating.

Flood and Erosion Risk: Very low.

Planning Permission and Proposals for Development: None aware.

Property Accessibility and Adaptations: Not suitable for wheelchair users.

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the Flat including the passages thereof substantially covered with suitable material for avoiding the transmission of noise.

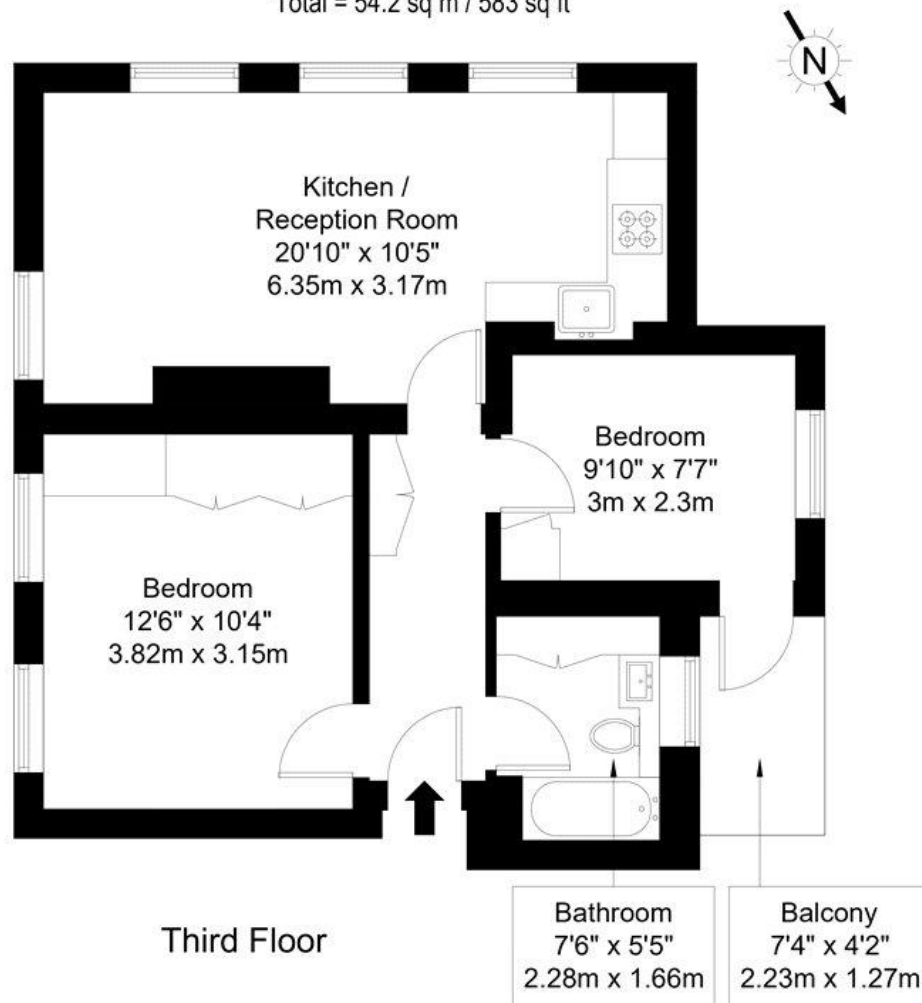


Montgomery House, N6 4EX

Approx Gross Internal Area = 51.5 sq m / 554 sq ft

Balcony = 2.7 sq m / 29 sq ft

Total = 54.2 sq m / 583 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. Maximum lengths and widths are represented on the floor plan. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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