



MILTON PARK, N6
£1,900,000 FREEHOLD

AN IMPOSING AND WELL-PRESENTED FIVE BEDROOM
VICTORIAN VILLA WHICH HAS BEEN REFURBISHED
BY THE CURRENT OWNER.

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DESCRIPTION:

This extraordinary home comprises 2668 sq. ft. accommodation over three levels. The ground floor features two inter-connecting large reception rooms with 10ft high ceilings which in turn lead to a spacious inter-connecting kitchen/dining room, providing access to a charming, lawned rear garden. The upper floors provide five ample size bedrooms, including a bedroom with rear facing balcony and a bathroom on each level. Further benefits include a cellar with storage plus two loft storage spaces and residents controlled parking.

LOCATION:

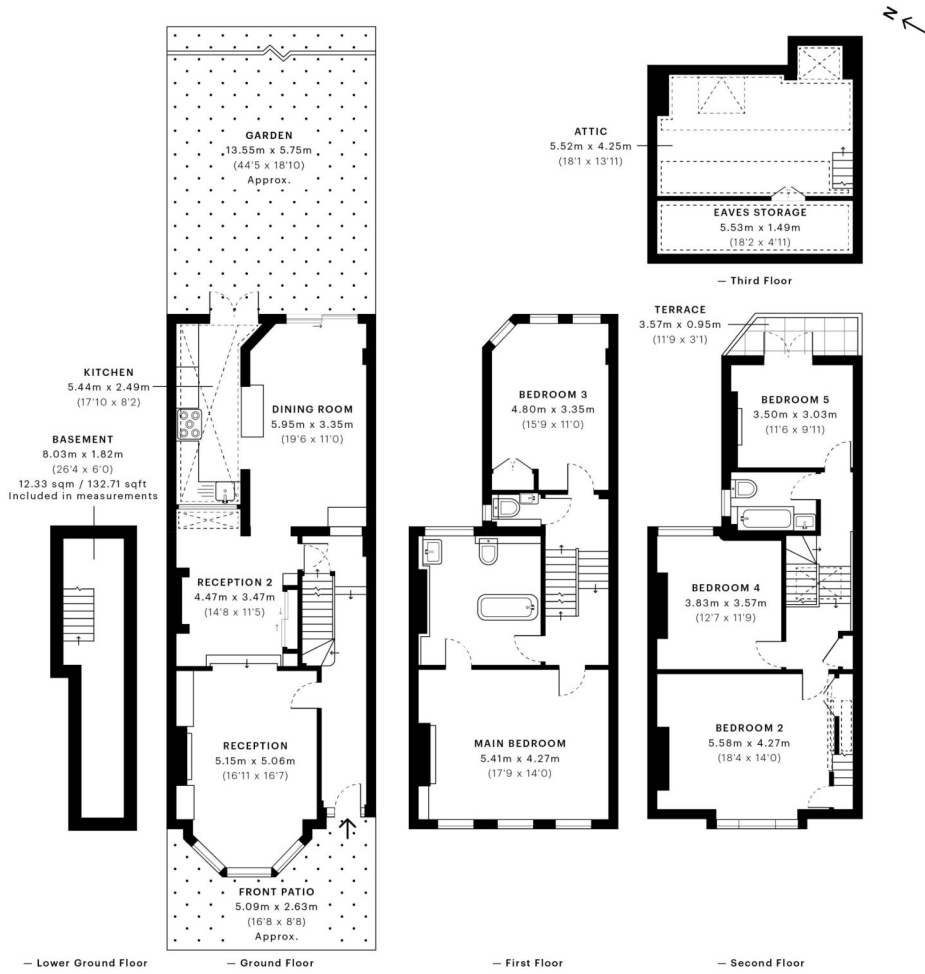
Milton Park is quietly located within the Highgate Conservation Area. The Parkland Walk, London's longest linear Local Nature Reserve, is situated directly at the rear of the house whilst local shops and Highgate Village are all within a short walk.

Local bus routes into/out of London are situated within three minutes' walk and Highgate Tube Station is close-by. The house is also conveniently situated for excellent local Primary school choices as well as the fee-paying schools in Highgate Village.

TENURE:

Freehold.





GROSS INTERNAL AREA (GIA)
The footprint of the property
247.94 sqm / 2668.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
226.28 sqm / 2435.66 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.93 sqm / 31.54 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
23.59 sqm / 253.92 sqft

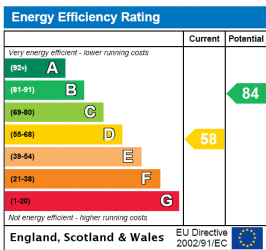


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 242.16 sqm / 2606.59 sqft
IPMS 3C RESIDENTIAL 230.63 sqm / 2482.48 sqft

SPEC ID: 60d9dc8f1451300dd751863f

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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