



MILTON ROAD N6  
**£575,000 SHARE OF FREEHOLD**

**AN OUTSTANDING TWO BEDROOM FLAT WITH 644 SQ. FT. ACCOMMODATION AND OCCUPYING THE ENTIRE FIRST FLOOR OF THIS POST-WAR CONSTRUCTED BUILDING COMPRISING THREE PURPOSE-BUILT APARTMENTS.**

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## DESCRIPTION:

A beautifully modernised two-bedroom apartment offering 644 sq. ft. of bright, well-laid-out living space, occupying the entire first floor of a purpose-built post-war building. Ideally located within walking distance of Highgate Village, Highgate and Archway tube stations, and popular green spaces including the Parkland Walk (1 minute away), Waterlow Park and Hampstead Heath. The property benefits from a private balcony, access to a shared garden, new flooring throughout, a modern fitted kitchen with new integrated appliances, a contemporary bathroom with underfloor heating, bespoke fitted storage with a home-working area, a new boiler (2024), full re-wiring, and access to a substantial shared loft space included within the freehold.

An excellent opportunity to purchase a well-located and beautifully finished flat in one of North London's most desirable neighbourhoods.

## MATERIAL INFORMATION:

**Tenure:** 999 year lease from 25th March 2001 with SHARE OF FREEHOLD.

**Service Charges:** One third of any expenditure - administered on an ad-hoc basis.

**Council Tax:** Haringey Council BAND D (£2,207.94 for 2025/26).

**Parking:** Residents parking by permit.

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

**Broadband and Data Coverage:** According to Ofcom, Standard Broadband services are available (Openreach & Virgin Media) with a likely confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and slate.

**Heating:** Gas Central heating.

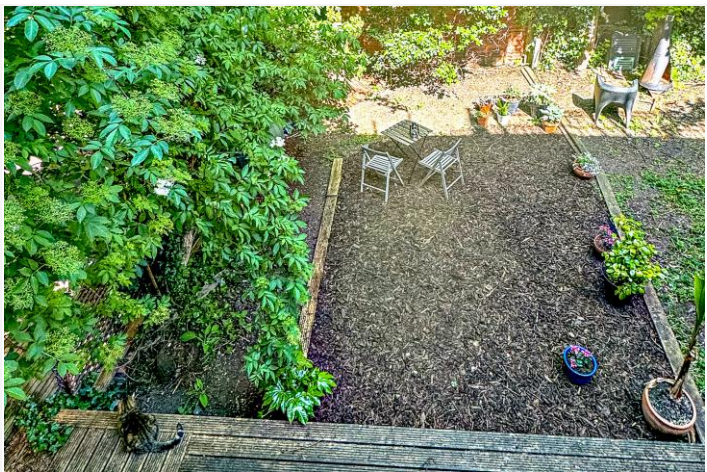
**Flood and Erosion:** None.

**Planning Permission and Proposals for Development:** None known.

**Property Accessibility and Adaptations:** Not suitable for wheelchair users. There is a private right-of-way at the rear for resident's access to the communal garden.

**Notable Lease Covenants & Restrictions:** The property must be used only for residential purposes. Pets are permitted provided they do not cause a nuisance. Flooring to be carpeted with the exception of the kitchen and bathroom. Alternatively other suitable material is accepted provided it limits the transmission of noise.

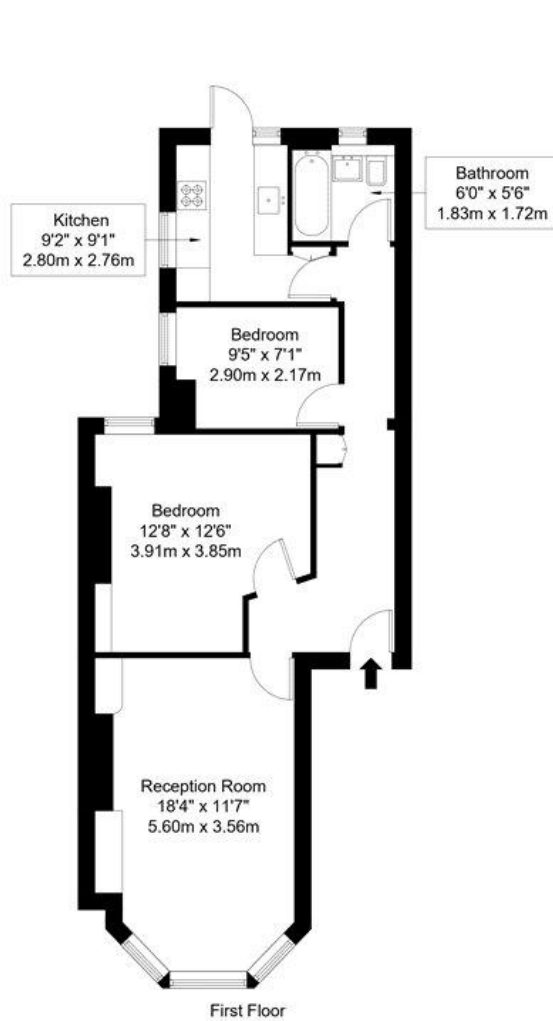






# Milton Road, N6 5QD

Approx Gross Internal Area = 59.85 sq m / 644 sq ft



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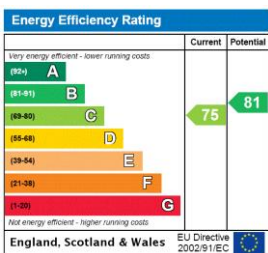
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**BLEU  
PLAN**

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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.



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