



MUSWELL HILL ROAD N6
£770,000 SHARE OF FREEHOLD

AN OUTSTANDING AND GENEROUSLY
PROPORTIONED TWO BEDROOM TOP FLOOR
APARTMENT LOCATED OPPOSITE HIGHGATE WOOD.

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DESCRIPTION:

This superb apartment comprises 879 sq. ft accommodation and affords leafy frontal views over Highgate Wood and scenic rear views over the Southwood Estate's extensive communal gardens. The flat features high ceilings throughout and original parquet wood flooring, each complimenting the spacious rooms that feature a 15'1 x 15 reception room and 15'2 x 10'6 kitchen/dining room. The flat also includes a full-size 4 piece-suite bathroom and a utility room off the kitchen/dining room, from which a rear-facing balcony is accessible. Residents enjoy the use of extraordinarily large and beautifully tended communal gardens and a porter service.

MATERIAL INFORMATION:

Tenure: 999 years lease from 29th September 1972 with **SHARE OF FREEHOLD**.

Service Charges: £3,201.02 for 2024/25 plus £1,919.10 paid into Building Reserve Fund. This pays for a variety of items including building insurance, gardening, cleaning and lighting of communal parts, professional fees etc. The building is managed by Rendall & Rittner Limited.

Council Tax: Haringey Council BAND E (£2,698.59 for 2025/26).

Parking: Parking by permit. These can be purchased from Haringey Council.

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

Broadband and Data Coverage: Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and tiled roof.

Heating: Gas Central Heating.

Flood and Erosion: None.

Planning Permission and Proposals for Development: Ask Agent.

Property Accessibility and Adaptations: Not suitable for wheelchair users.

Notable Lease Covenants & Restrictions & Other Information: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep in the Demised Premises any animal, bird or reptile without the written permission of the Freeholders. At all times to cover and keep covered with carpet and underlay the floors of the Demised Premises other than the bathroom and kitchen which shall be covered with cork, rubber or other sound-absorbing material.

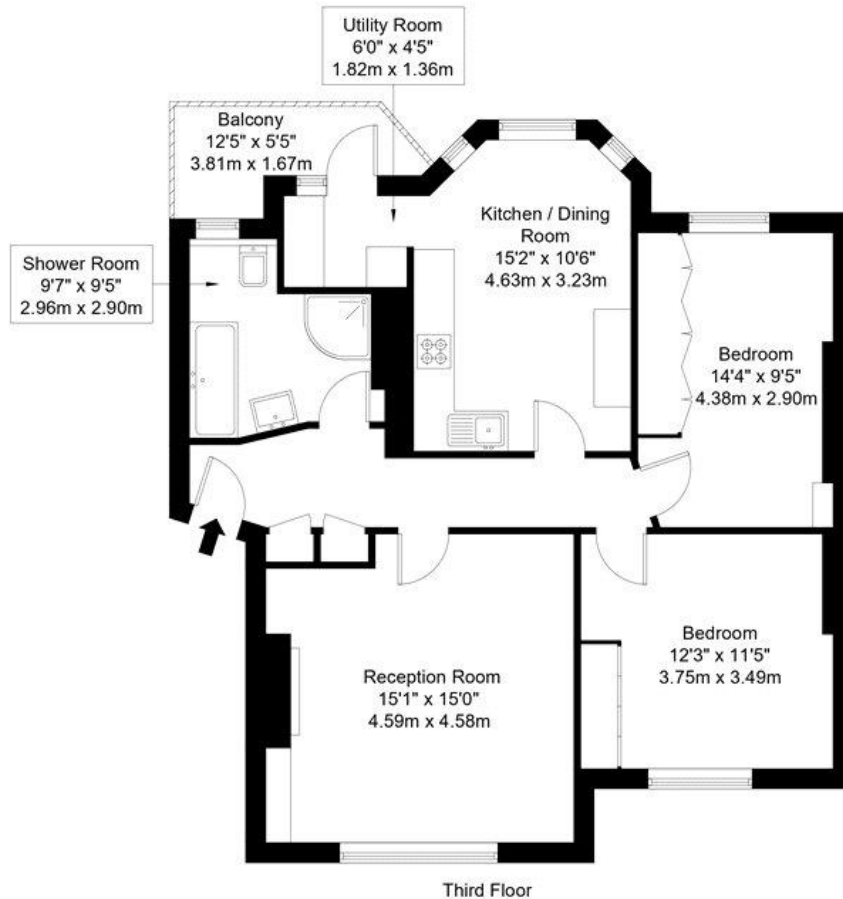


Muswell Hill Road, N6 5UG

Approx Gross Internal Area = 81.64 sq m / 879 sq ft

Balcony = 4.43 sq m / 48 sq ft

Total = 86.07 sq m / 927 sq ft



Ref :

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**B L E U
P L A N**

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	66 D	
39-54	E		
21-38	F		
1-20	G		

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