



Castles

ASKING PRICE

£475,000

Milton Road

Highgate, N6 5QD

Castles

PROPERTY SUMMARY

A well-presented, one-bedroom, raised ground floor, split-level conversion. Ideally positioned within walking distance of Highgate village and both Highgate and Archway tube stations, in addition to local green spaces, pubs, shops and amenities.

The property is presented in very good decorative condition having undergone improvements by the current owners, including a stunning solid oak wood flooring. Further comprising shower room, separate w.c., reception and kitchen.

Offered with no onward chain.

An early viewing is advised.

Lease term: 119 years (125 Years from 11/2/2019)

Ground Rent: £250.00 per annum

Service Charge: £1045.75 1/1/25 to 31/12/25 Paid every 6 months

Building Insurance Contribution: £1347.66 per annum

Local Authority: Haringey

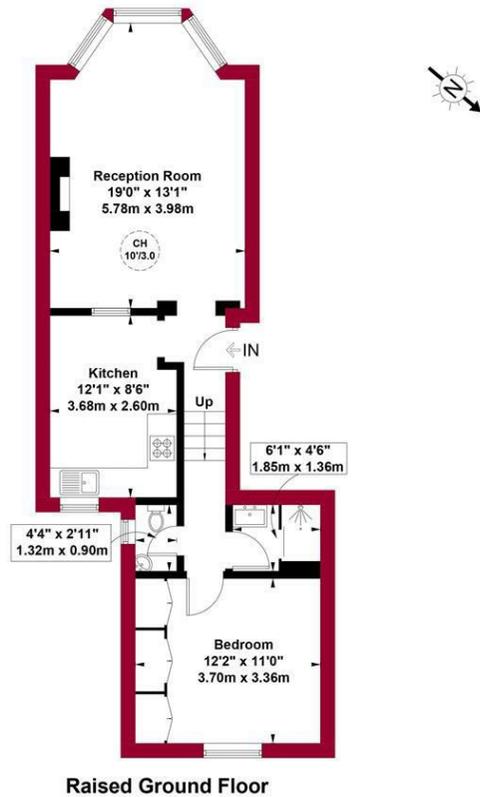
Council Tax band: D



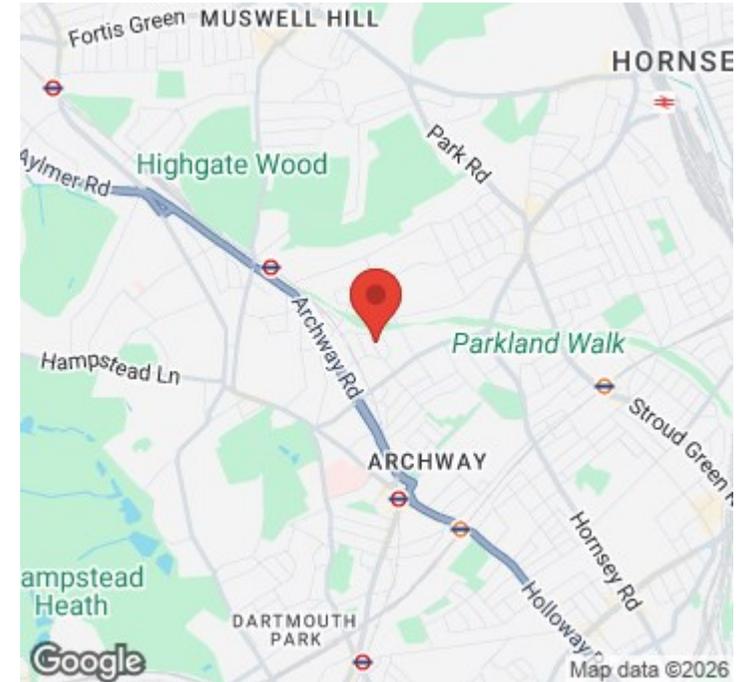


Milton Road, N6

Approximate Gross Internal Area = 579 sq ft / 53.8 sq m



For a guide to the area please scan this code for more information



Flat - Ground Floor

Leasehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

12 Topsfield Parade
Crouch End
London
N8 8PR

OFFICE DETAILS

020 8348 5515
crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	