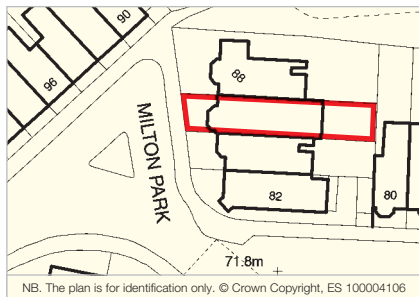


London N6

86 Milton Park, Highgate N6 5PZ

- **A Freehold Mid Terrace House in Shell Condition**
- GIA extending to Approximately 223.9 sq m (2,410 sq ft)
- Planning Permission for Conversion to provide 1 x Three Bedroom Self-Contained Maisonette and 2 x Two Bedroom Self-Contained Flats
- Further possible potential for Reconfiguration/Redevelopment subject to obtaining all necessary consents

Vacant Possession



Seller's Solicitor

Messrs Ezran Law (Ref: Jonathan Zeckler).
Tel: 0203 114 2100.
Email: info@ezranlaw.co.uk

VACANT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is located on Milton Park, close to its junction with Milton Avenue. The local shops and amenities of the ever popular Highgate are within walking distance to the west. Highgate Underground Station (Northern Line) is easily accessible and the open spaces of Waterloo Park and Elthorne Park are available. Local bus routes run along Archway Road.

Description

The property comprises a mid terrace building arranged over basement, raised ground and two upper floors. The property benefits from a garden to the rear.

Accommodation

The property was not internally inspected by Allsop and is presented in shell condition. The following information was obtained from a valuation report prepared in February 2017. We are informed that the property provides:

Basement – Store Rooms

Ground Floor – Two Reception Rooms, Kitchen, Further Room, Bathroom with WC

First Floor – Three Rooms, Separate WC

Half Landing – Room, Separate Shower

Second Floor – Two Bedrooms

Planning

Local Planning Authority: Haringey Council.

Tel: 0208 489 0000.

Planning permission (Ref: HGY/2016/1622) was granted on 16th December 2016 for “conversion of an existing single family dwelling into three self-contained units”. Plans are available from the auctioneers upon request, please email jimmy.bruce@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.