



SOUTH GROVE HOUSE, SOUTH GROVE N6
£960,000 SHARE OF FREEHOLD

A SUPERB APARTMENT SHOWCASING MODERN DESIGN TOGETHER WITH A SCENIC, LEAFY OUTLOOK AND A VIEW TOWARD LONDON. BOASTING 2 BEDROOMS, THIS PROPERTY INCLUDES TWO BATHROOMS INCLUDING ONE EN SUITE, COMMUNAL GARDENS, RESIDENTS PARKING, AND A PORTER/CONCIERGE SERVICE. ENJOY LUXURIOUS LIVING IN A PRIME LOCATION.

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DESCRIPTION:

Elegantly positioned in a sought-after area, this double-aspect, period top floor apartment offers a luxurious living experience. Boasting two well-appointed bedrooms (one with en suite shower room), this property has been thoughtfully modified by the current owners for practical living and comfort to include under-floor heating in the kitchen and main bathroom. Residents can enjoy a lift-service and the tranquility of the communal gardens and the convenience of residents' parking. This purpose-built apartment also benefits from a porter service for added security and assistance. With its prime location and array of amenities, this property offers the perfect balance of style and functionality. Don't miss the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the charm and sophistication of this exquisite property.

LOCATION:

South Grove House is located in Highgate Village at the meeting point of South Grove and the summit of Highgate West Hill, opposite Witanhurst. The property is ideally positioned for easy access to the shops, coffee houses and restaurants of Highgate High Street as well as the grounds of Hampstead Heath.

MATERIAL INFORMATION:

Tenure: Lease - 999 years from 2007 with SHARE OF FREEHOLD.

Service Charges: £4,868.50 pa day-to-day service charge plus a current Reserve Fund charge of £3,828.00 pa. This pays for a comprehensive array of items, please ask us for details.

Council Tax: Camden Council **BAND E** (£2,574.44 for 2025/26).

Parking: Residents parking by permit.

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

Construction Type: Brick and tile.

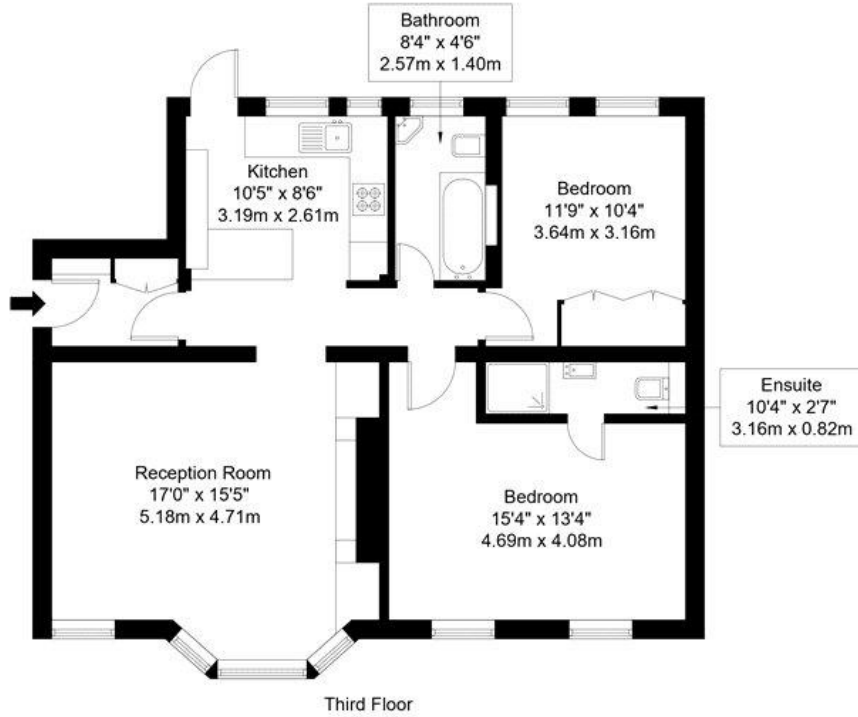
Heating: Independent gas central heating with hot water supplied via a communal boiler (paid via the service charge).

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile or dog or other animal in the Premises without the written permission of the Freeholder.



South Grove, N6 6LR

Approx Gross Internal Area = 76.43 sq m / 823 sq ft



Ref :

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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