



SOUTH GROVE HOUSE, SOUTH GROVE N6
£1,100,000 SHARE OF FREEHOLD

**A SUPERB THREE BEDROOM GROUND FLOOR APARTMENT
IN SOUTH GROVE HOUSE, ONE OF THE FINEST
RESIDENTIAL ADDRESSES IN HIGHGATE VILLAGE.**

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DESCRIPTION:

Once in a while a chance arises to purchase a quality home in a first-class location and with the emergence to the market of this superb three bedroom ground floor apartment, such an opportunity is presented. Comprising over 1,000 sq. ft accommodation, this apartment contains plenty of interior space featuring three bedrooms, two inter-connecting reception rooms, a newly fitted kitchen, family bathroom and en suite shower room to the main bedroom. The apartment is situated in the front, summit wing of South Grove House.

South Grove House residents benefit from a porter service, off street parking (by permit), and communal grounds. There is also an opportunity to purchase a large garage by separate negotiation.

MATERIAL INFORMATION:

Tenure: 999 year lease from 25th December 2007 with SHARE OF FREEHOLD.

Service Charges: 2.179% of building's costs. In 2023 this equated to approx. £8,432.07. This pays for a variety of items including building insurance, portorage, grounds maintenance, management fees, hot water, reserve fund contribution, general maintenance, cleaning of communal parts.

Council Tax: Camden Council BAND F (£3,042.52 for 2025/26).

Parking: Free residents parking by permit.

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

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

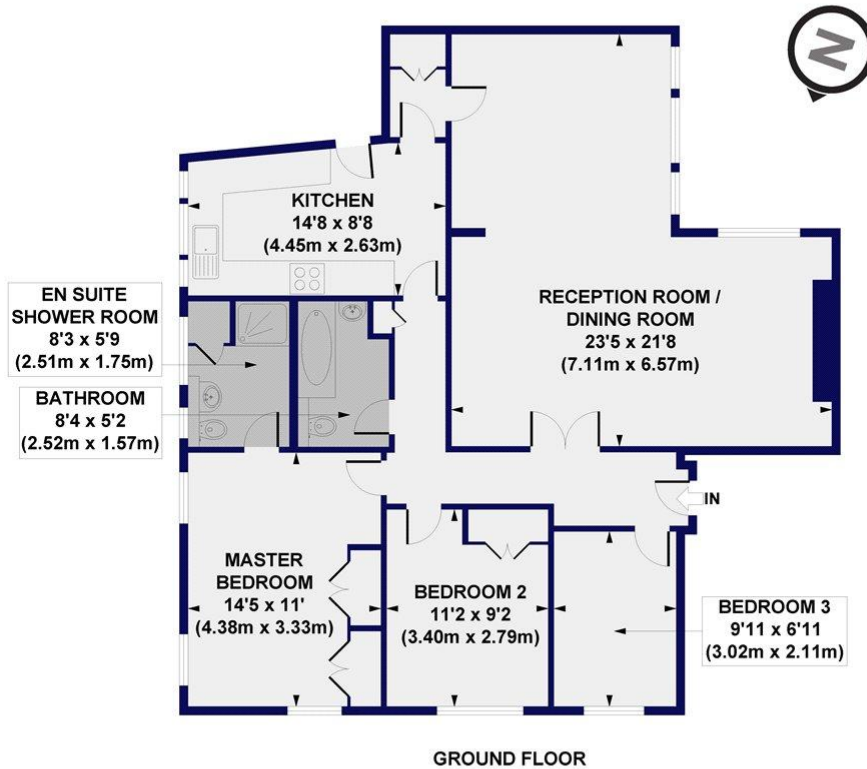
Construction Type: Brick and tile.

Heating: Gas Central heating.

Lease Covenants & Restrictions: 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 any bird, reptile or dog or other animal in the Premises without the previous consent in writing of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.



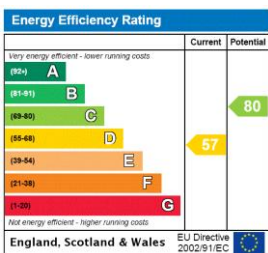
South Grove House, N6
Approx. Gross Internal Floor Area 1079 sq. ft / 100.23 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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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