



South Grove House, South Grove, London N6

OFFERS IN EXCESS OF £925,000 *Share of Freehold*

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A chain-free, superb two bedroom second floor apartment with double reception room space, modern fully fitted kitchen, four-piece bathroom and additional cloakroom/WC.

Elegantly positioned in a sought-after area, this double-aspect, period second floor apartment boasts two well-appointed bedrooms and double-reception room space, within a 1930s built

KEY FEATURES

- Two Bedrooms
- Double-Reception Room Space
- Modern, fully fitted kitchen
- Four-piece bathroom
- Additional Cloakroom/WC
- Lift-serviced building



Highgate

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building that features a lift for convenience and comfort. Residents can enjoy the tranquillity of the communal garden and the convenience of residents' parking. This purpose-built apartment also benefits from a caretaker service for added security and assistance. With its prime location and array of amenities, this property offers the perfect balance of space and functionality. Features include southerly facing principal rooms, enlarged and fully-fitted kitchen, updated four-piece bathroom suite and additional Cloakroom/WC.

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: 999 year lease from 25th December 2007 with **SHARE OF FREEHOLD**. Share of Freehold

Council Tax Band: Camden Council BAND F (£3,188.06 for 2026/27).

Service Charges: £3,093.24 with additional payment to Reserve Fund of £2,901.25 for period 25/12/25-23/6/26. The service charge pays for a variety of items including building insurance, caretaker, managing agent fees, garden maintenance, lift maintenance etc. The Reserve fund is to be used towards the cost of planned building works to include a cold water system replacement and external repairs phased over the coming years.

Parking: Resident and visitor parking by permit.

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

Broadband and Data Coverage: According to Ofcom, a Superfast broadband service is available via Openreach with a good level of data coverage pending your service provider.

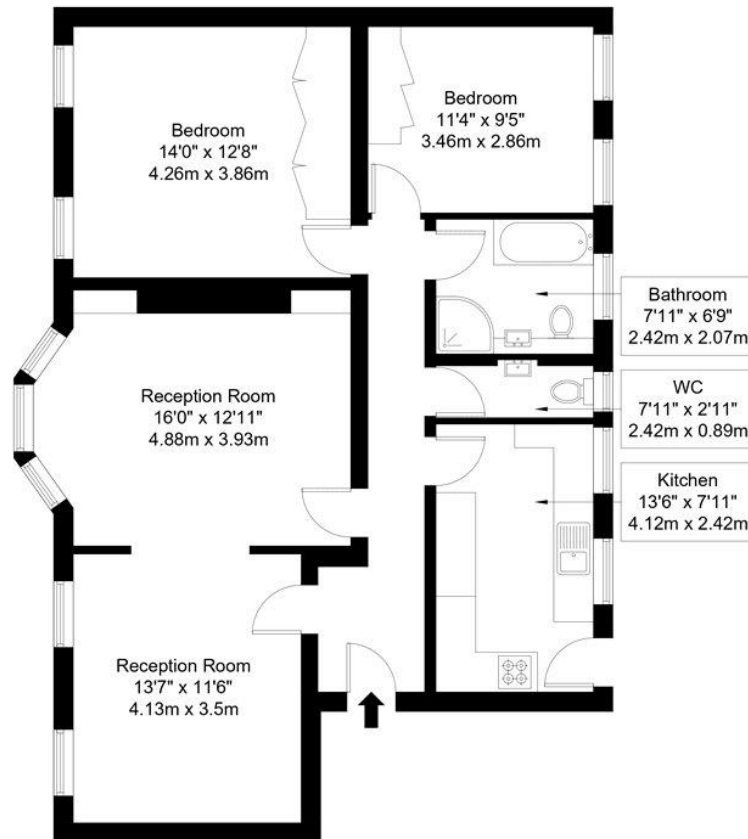
Construction Type: Brick and tile.

Heating: Independent gas boiler that provides central heating and hot water.

Notable Lease Covenants or Restrictions: TBA.

South Grove House, N6 6LP

Approx Gross Internal Area = 90 sq m / 969 sq ft



Second Floor

Ref :

Copyright **BLEU PLAN**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

<https://www.winkworth.co.uk/sale/property/HGT260040>

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