



Winkworth



SOUTH GROVE HOUSE, LONDON, N6
£775,000 SHARE OF FREEHOLD

**A SUPERB TWO BEDROOM FLAT ON THE
FIRST FLOOR OF THIS HIGHLY REGARDED
VILLAGE-LOCATED APARTMENT BLOCK.**

Highgate | 020 8341 1988 | highgate@winkworth.co.uk 36 Highgate High Street, Highgate, N6 5JG

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DESCRIPTION:

The property comprises just over 800 sq. feet accommodation and is presented for sale in good decorative condition. Each bedroom is sizeable and in our opinion the flat's most eye-catching feature is the excellent double-reception space with large sash windows.

LOCATION:

South Grove House is a lift-serviced building located in one of Highgate Village's premier addresses, quietly located at the summit of Highgate West Hill at the meeting point of South Grove. The property is conveniently located for easy access to Highgate Village's selection of shops and places to eat/drink as well as public transportation into and out of London.

MATERIAL INFORMATION:

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

Service Charges: £8,846.64 for the year 24th December 2024. This pays for a variety of items such building insurance, cleaning and lighting of communal parts, grounds maintenance, Managing Agent fees and also includes £3,148.26 towards the Building Reserve Fund. The Ground Rent is £100.00 per annum.

Council Tax: Camden Council BAND E (£2,457.37 for 2024/25).

Parking: Residents parking by permit.

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

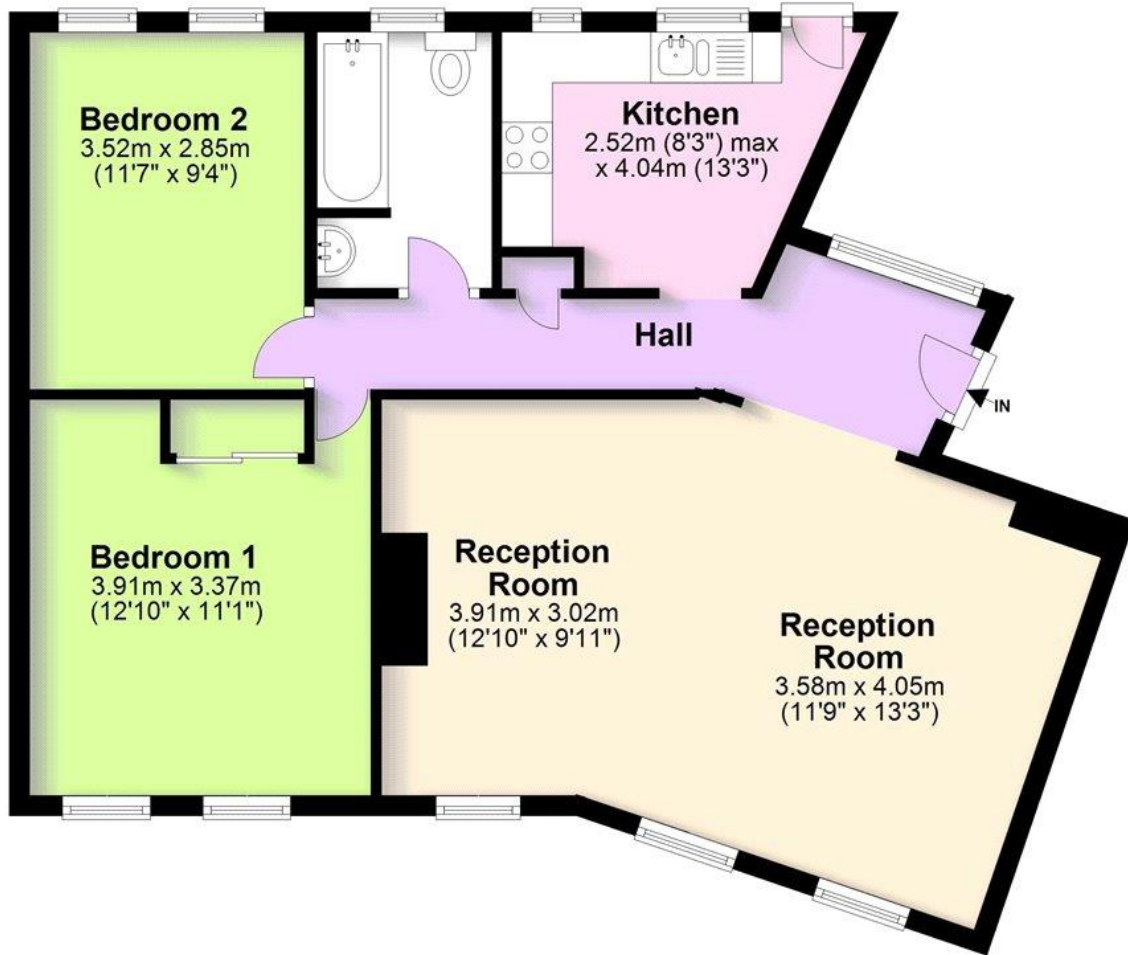
Broadband and Data Coverage. TBA.

Construction Type: Brick and tile.

Heating: Independent gas central heating and hot water supplied via the 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, dog or other animal in the Flat without the written permission of the Freeholders or managing Agents. To keep the floors covered with carpet and underlay except the kitchen and bathroom which should be properly and suitable covered.



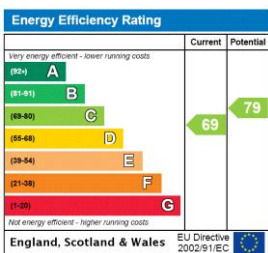


South Grove House, South Grove N6

Total area: approx. 74.5 sq. metres (801.9 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.
Plan produced using PlanUp.

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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