



South Grove House, South Grove N6

£975,000 *Share of Freehold*

A superb three bedroom ground floor apartment in South Grove House, one of the finest residential addresses in Highgate Village.

Comprising over 1,100 sq. ft. accommodation, this apartment contains plenty of interior space featuring three bedrooms, two inter-connecting reception rooms, a fitted kitchen, family bathroom and en suite shower room to the main bedroom. The property

3  2  2 

KEY FEATURES

- 3 Bedrooms
- 2 Reception Rooms
- Two Bathrooms
- Fitted Kitchen
- Garage
- Chain-Free
- Share of Freehold



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comes complete with a private garage, a share of freehold and 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.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

South Grove, N6 6LP

Approx Gross Internal Area = 103.03 sq m / 1109 sq ft
(Garage Excluded From GIA)



Ref :

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**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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MATERIAL INFORMATION:

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

Service Charges: 2.179 % of building's costs. This equates to 10,792.00 per annum, including £5,356.00 paid into the Building Reserve Fund. This pays for a variety of items including building insurance, caretaker, grounds maintenance, management fees, general maintenance, cleaning of communal parts and hot water.

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

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.

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.

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