





WOOD LANE N6

OFFERS IN EXCESS OF £1,300,000 SHARE OF FREEHOLD

AN OUTSTANDING THREE BEDROOM APARTMENT OCCUPYING A CORNER POSITION ON THE SECOND FLOOR (TOP) OF THIS HIGHLY REGARDED MANSION BUILDING.

Highgate | 020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An outstanding three bedroom apartment occupying a corner position on the second floor (top) of this highly regarded mansion building. The property is generously proportioned, featuring two inter-connecting reception rooms with leafy views over the substantial and beautifully kept rear communal gardens. The kitchen is fully fitted and the property comes complete with a private garage. The property forms part of the highly regarded Southwood Hall Estate and is located on the Wood Lane side. Highgate Tube Station is just moments away as are the grounds of Highgate Wood and Queens Wood. The property is well-served by a selection of useful local shops whilst Highgate Village, with its excellent choice of places to eat and drink, is within a third of a mile.

MATERIAL INFORMATION:

Tenure: 999 year lease from 1972 with SHARE OF FREEHOLD.

Service Charges: Our client informs us that the current annual service charge is £7,500.00. This pays for a variety of items including building insurance, ground maintenance, communal parts cleaning and lighting, managing agent fees, Estate Manager (9am -5pm weekdays).

Council Tax: Haringey Council BAND G (£3,856.30 for 2026/27).

Parking: Private garage in Parkwood Mews and estate permit parking.

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

Broadband and Data Coverage: According to Ofcom, Superfast Broadband services are available (Openreach & Virgin Media) with a good level of mobile phone coverage.

Construction Type: Brick and asphalt. There is known asbestos in the chimney cladding - our client informs us that this is not considered to be a risk on last inspection.

Heating: Gas central heating.

Flood and Erosion Risk: Very low.

Planning Permission and Proposals for Development: None aware.

Property Accessibility and Adaptations: Not suitable for wheelchair users.

Notable 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 and animal, bird or reptile on the premises without the written permission of the Freeholders. At all times to cover and keep covered with carpet and underlay the floors of the premises other than the bathroom and kitchen which shall be covered with cork, rubber or other sound absorbing material.











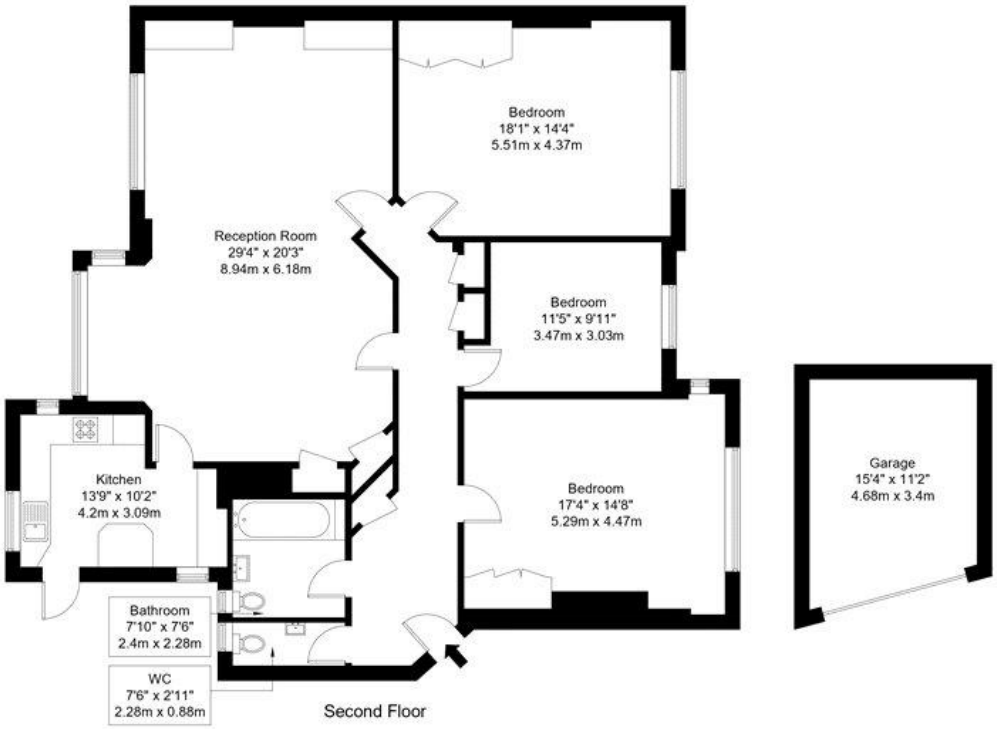






Wood Lane, N6 5UE

Approx Gross Internal Area = 146.5 sq m / 1577 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 160.9 sq m / 1732 sq ft

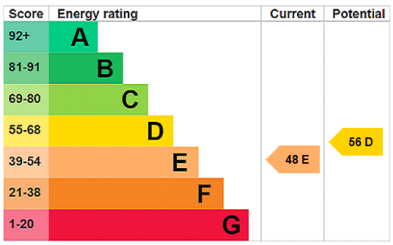


Ref :

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.
Copyright @ BleuPlan

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.



Highgate | 020 8341 1988 | highgate@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.