





SOUTHWOOD HEIGHTS, SOUTHWOOD LAWN ROAD N6

£785,000 SHARE OF FREEHOLD

A SUPERB TWO BEDROOM APARTMENT WITH A BALCONY ON THE THIRD FLOOR OF A LIFT-SERVICED BUILDING, QUIETLY LOCATED WITHIN A SHORT WALK OF HIGHGATE HIGH STREET AND HIGHGATE TUBE STATION.

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

Winkworth

for every step...

winkworth.co.uk





DESCRIPTION:

The property is presented in good decorative condition and features a large reception room, double-sized bedrooms and a balcony with a leafy rear view. The flat has a family bathroom and additional separate WC, whilst each bedroom has fitted wardrobes. It also comes complete with an allocated storage room in the basement of the building which measures: L: 1.279m x W: 0.685m x H: 2.164m and a share of freehold. Southwood Heights is a small private residential block being lift-serviced with pleasant communal spaces, including a laundry room, extensive beautifully landscaped gardens/grounds and resident off-street parking. It is conveniently positioned for easy access to a variety of amenities including Highgate tube station, local bus routes into the City/West end, local shops and the open spaces of Highgate Wood, Waterlow Park and Hampstead Heath.

MATERIAL INFORMATION:

Tenure: 999 year lease from 1st November 2019 plus a SHARE OF FREEHOLD.

Service Charges: £3,600.00 per annum. This pays for a variety of items including communal parts lighting and cleaning, gardening, building insurance, lift-maintenance. This also includes a portion towards the Reserve Fund (amount TBA).

Council Tax: Haringey Council BAND E (£2,827.97 for 2026/27).

Parking: Residents parking near the building.

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

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

Construction Type: Brick and asphalt.

Heating: Gas central heating.

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to underlet the Premises to anyone for the purposes of a holiday-let or tenancy less than 3 months. No bird, dog or other animal shall be kept in the Premises without the written consent of the Freeholder. To keep all rooms shown as Bedrooms on Plan 1 covered with fully fitted good quality carpet and underlay.

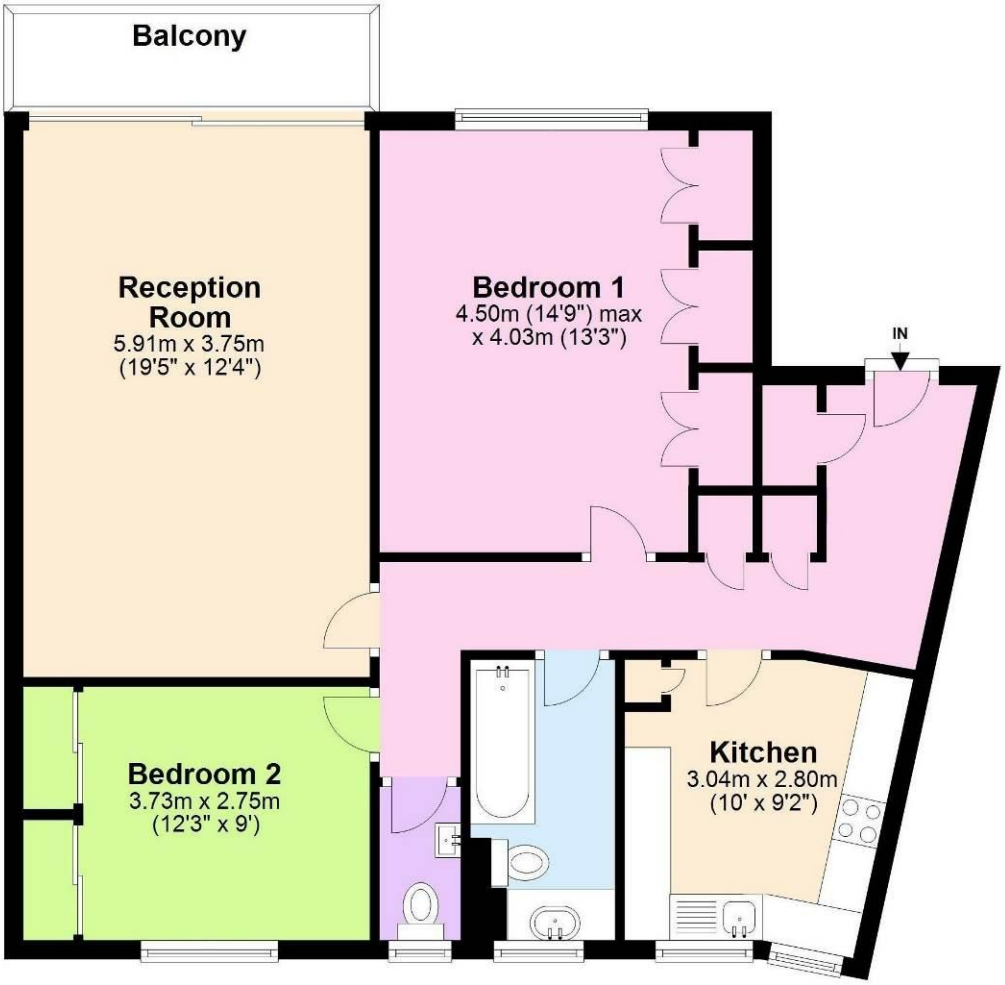










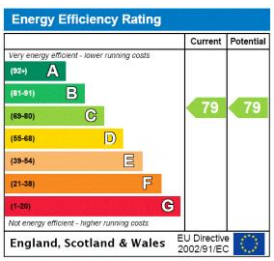


Southwood Heights N6

Total area: approx. 81.2 sq. metres (873.8 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.



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

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.