



SOUTH GROVE HOUSE, SOUTH GROVE N6
£995,000 SHARE OF FREEHOLD

**A SUPERB THREE BEDROOM GROUND FLOOR
 FLAT WITHIN A HIGHLY REGARDED HIGHGATE
 VILLAGE-LOCATED APARTMENT BLOCK.**

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DESCRIPTION:

Quietly located on the ground floor at the rear of the last South Grove House wing lies this superb three bedroom apartment. The property comprises spacious accommodation featuring two inter-connecting reception rooms which enjoy a westerly orientation with a leafy outlook. There is an en suite shower room to the main bedroom, a family bathroom in addition and the kitchen is fully fitted. 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.

Service Charges: £4,577.32 per annum day-to-day service charge plus £3,598.00 per annum to the Building Reserve Fund. This pays for a variety of items including buildings insurance, general repairs, management fees, lift maintenance and hot water.

Council Tax: Camden Council BAND F (£3,042.52 for 2025/26).

Parking: Residents parking by permit.

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

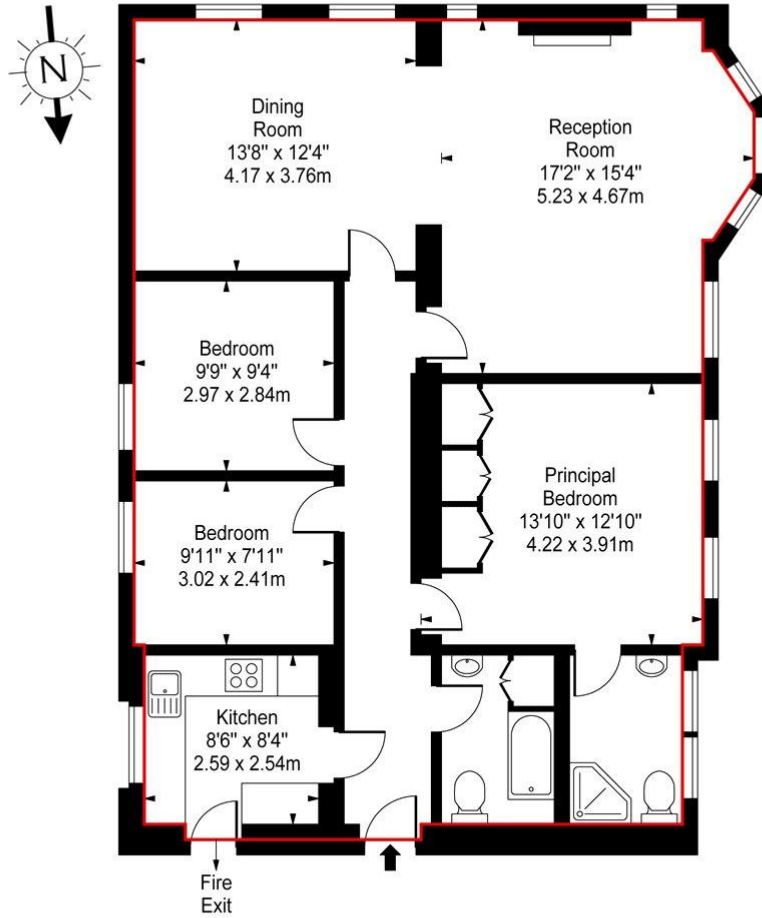
Construction Type: Brick and tile.

Heating: Independent gas central heating with hot water supplied via a 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 or dog or other animal in the Premises without the written permission of the Freeholder. At all times cover and keep covered with carpet and underlay the floors of the Demised premises other than those of the kitchen and bathrooms and at all times suitably and properly to cover and keep covered the floors of the kitchen and bathrooms in the Demised Premises.



South Grove House, South Grove, N6



Ground Floor

Approximate Square Footage Within Red Line 1102 Sq Ft - 102.37 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.33385

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

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