



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.**

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



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.

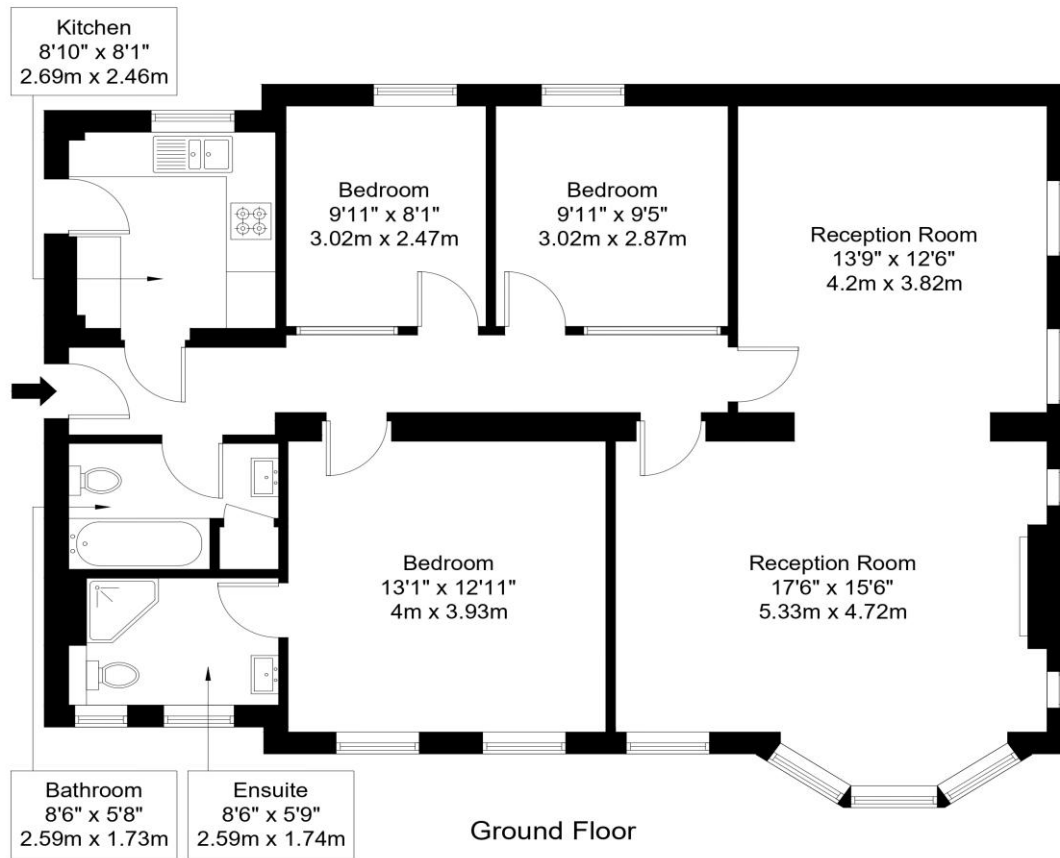
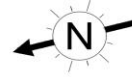
Heating: Independent gas central heating with hot water supplied via a communal boiler (paid via the service charge).

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, N6 6LR

Approx Gross Internal Area = 103.4 sq m / 1113 sq ft



Ref :

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**B L E U
P L A N**

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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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)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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