



SOUTHWOOD AVENUE N6
£1,300,000 SHARE OF FREEHOLD

**A SUPERB FOUR BEDROOM APARTMENT WITH TWO
 RECEPTIONS AND A PRIVATE SECTION OF REAR GARDEN,
 CONVERTED FROM THE UPPER LEVELS OF THIS FORMER
 PERIOD HOUSE.**

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DESCRIPTION:

This extraordinary maisonette has the size and feel of a house, essentially arranged over the first and second floors with its entrance at the ground floor too. The first floor comprises the reception areas, kitchen, cloakroom/WC and one of the bedrooms (with en suite shower room) whilst the remaining three bedrooms and bathroom are on the top floor. The property comes complete with a private section of the rear garden - the rear half of this is demised and this is accessible via a secure, side passage. The property is located at the summit end of Southwood Avenue. It is conveniently located for easy access to a variety of amenities including Highgate Tube Station, the shops and dining choices of Highgate Village and bus routes into the City and West End. The open spaces of Highgate Wood, Queens Wood, Waterlow Park and Hampstead Heath are also easily accessible.

MATERIAL INFORMATION:

Tenure: 999 year lease from 25th December 1975 with **SHARE OF FREEHOLD**.

Service Charges: Ad-hoc and 50 % of any outgoings.

Council Tax: Haringey Council BAND F (£3,189.25 for 2025/26).

Parking: Residents parking by permit.

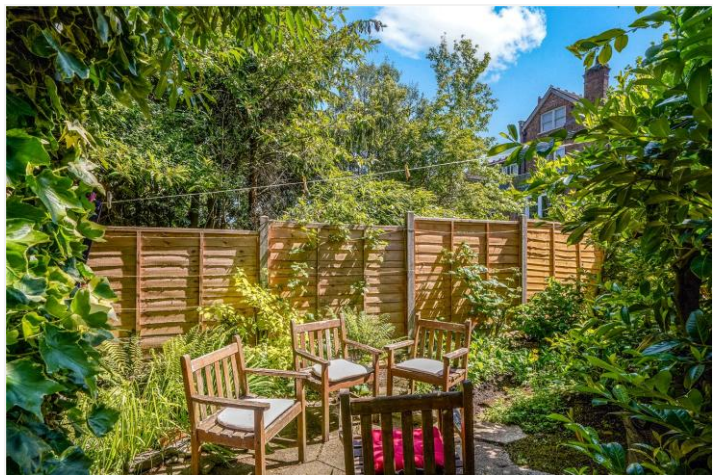
Utilities: Mains connected electricity, water and sewerage.

Broadband and Data Coverage: According to Ofcom, 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.

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 any bird, reptile, dog or other animal in the Flat without the written permission of the Joint-Freeholder. At all times to cover and keep covered with carpets and underlay the floors of the Demised Premises other than those of the kitchen and bathrooms and at all times suitable and properly to cover and keep covered the floors of the kitchen and bathrooms in the Demised premises.



Southwood Avenue, N6 5RZ

Approx Gross Internal Area = 142.8 sq m / 1537 sq ft



Ref :

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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