



Southwood Lane N6 - £1,499,995 *Share of Freehold*

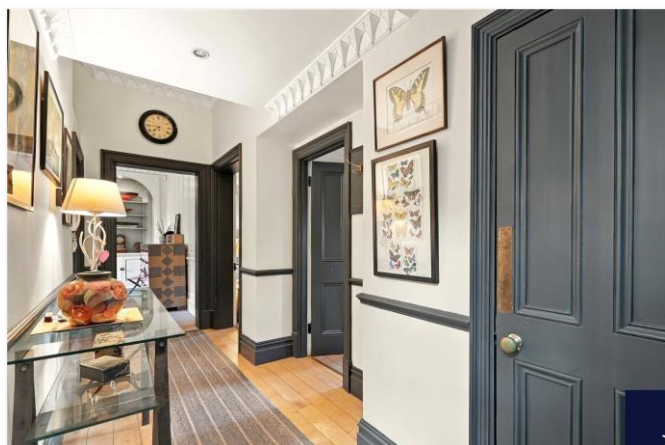


A rare opportunity to acquire an exceptional two-bedroom, period garden apartment with its own private entrance, bespoke Victorian-style garden studio and panoramic views over London.

Tucked away in the heart of Highgate Village, this remarkable home offers an extraordinary combination of space, character and tranquillity.

The flat, predominantly arranged over one level offers generous accommodation being just under 1500 SQ. FT. High ceilings and original features combined with the craftsmanship and creative vision of the late owner, renowned film-poster artist and designer Vic Fair, this flat offers genuine individuality.

At the heart of the property is a particularly impressive reception room, featuring a fireplace, large bay windows with French doors opening onto a private terrace/balcony. From here, far-reaching views of the London skyline and in the foreground the property's beautifully established private garden – a secluded little oasis of mature trees, established



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planting and terraced pathways. Step down under a charming pergola, into an enchanting cobbled pathed garden which houses the glass art studio, designed and built by the owner as his creative workshop, which would offer wonderfully versatile space for an artist, designer, home office or simply as a peaceful retreat.

The accommodation includes two double bedrooms both with en-suites. The master bedroom has panelled walls and fitted furnishings and from here via a granite floored hallway leads to the bathroom and separate utility room with a small courtyard nestled between the bedroom and bathroom. The second bedroom is situated off the main hallway which has built in dressers, shelves and plans chest which house a single bunk, constructed by Vic to house his artwork but could easily be converted to fit a double bed or a home office/ study. A further guest WC is located off the entrance hall.

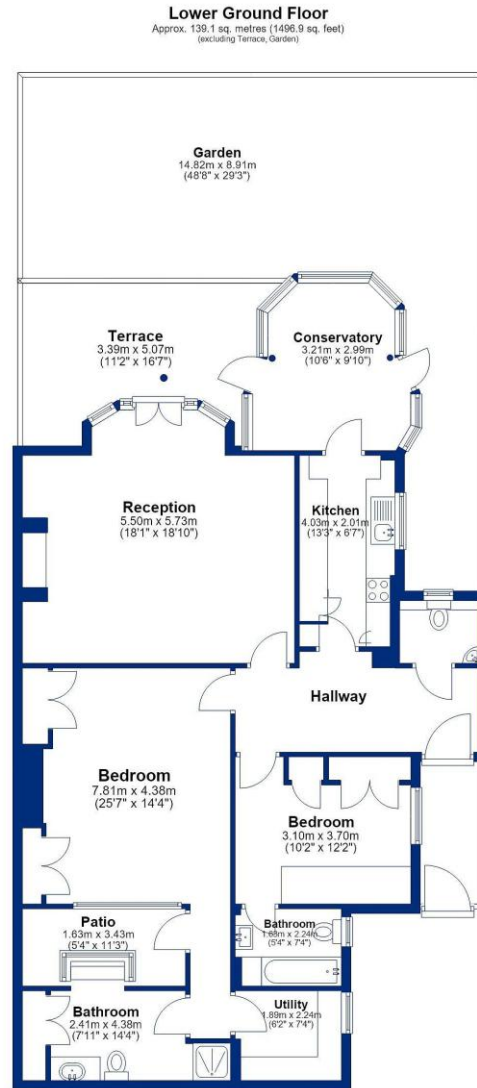
With the combination of the single level spacious accommodation, private garden and central location, this property would appeal equally to those looking to downsize, a smaller family wishing to be close to local schools or an artist / creative professional looking for an inspiring home and work studio







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 139.1 sq. metres (1496.9 sq. feet)
Southwood Lane

MATERIAL INFORMATION

Tenure: 999 years from 11 July 2011 with SHARE OF FREEHOLD.

Service Charges: Our client informs us this equates to £960.00 per annum.

Council Tax Band: Haringey Council BAND E (£2,827.96 for 2026/27).

Parking: Residents parking by permit.

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

Broadband and Mobile Coverage: According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with good mobile phone reception depending on your service provider.

Construction Type: Brick and slate.

Heating: Gas central heating.

Notable Lease Covenants or Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not without the consent of the Freeholders to permit or keep on the demised premises or any part thereof any live animal, bird or reptile.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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