



South Grove House, South Grove N6

£900,000 *Share of Freehold*



A superb apartment showcasing spacious accommodation together with a scenic, leafy outlook. Boasting up to three bedrooms (one of which is used as a dining room), this property includes two bathrooms including one en suite, communal garden, garage and residents' parking, and a caretaker service.

KEY FEATURES

- Three Bedrooms (one used as Dining Room)
- Two Bathrooms (one en suite)
- Southerly Facing Front Aspect
- Leafy Views
- Chain-Free
- Share of Freehold



Highgate

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Elegantly positioned in a sought-after area, this double-aspect, period second floor apartment boasts up to three well-appointed bedrooms, within a 1930s built building that features a lift for convenience and comfort. Residents can enjoy the tranquility of the communal garden and the convenience of residents' parking. This purpose-built apartment also benefits from a caretaker service for added security and assistance. With its prime location and array of amenities, this property offers the perfect balance of space and functionality. Features include a southerly facing reception room with pleasant views, an en suite bathroom to the main bedroom and a private garage.

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.

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

Service Charges: £3,413.27 and an additional payment to the Reserve Fund of £3,201.25 for period 25/12/25-23/6/26. The service charge pays for a variety of items including building insurance, hot water, caretaker, managing agent fees, garden maintenance, lift maintenance etc. The Reserve fund is to be used towards the cost of planned building works to include a cold water system replacement and external repairs phased over the coming years.

Parking: Private garage and residents parking by permit.

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

Broadband and Data Coverage: TBA.

Construction Type: Brick and tile.

Heating: Gas central heating with hot water delivered via the communal boiler.

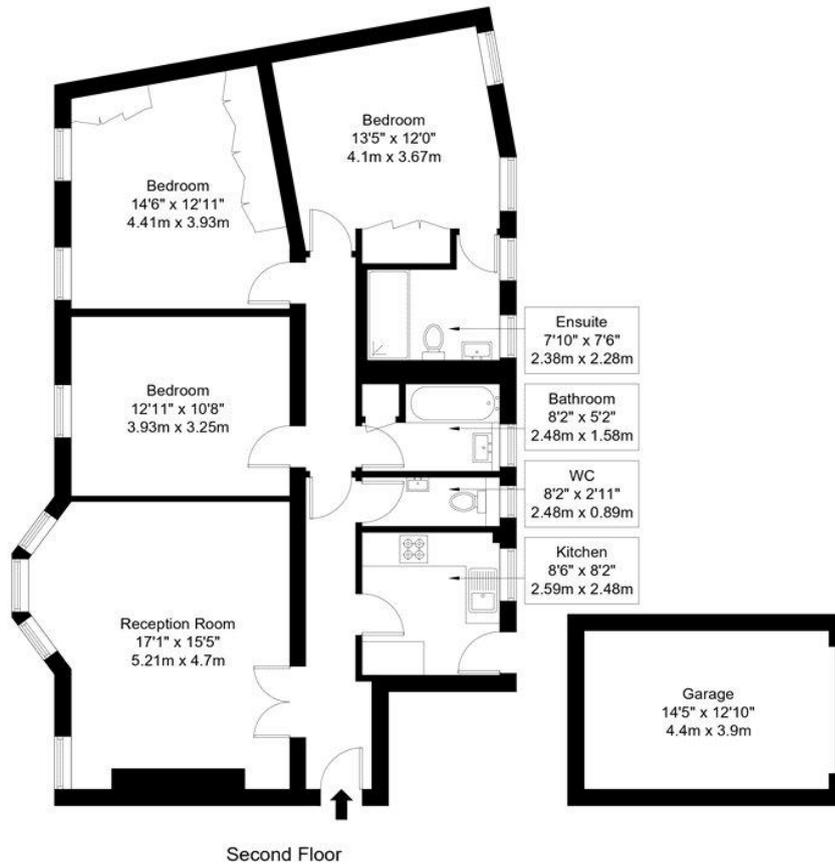
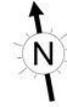
Notable Lease Covenants or Restrictions: TBA.

South Grove House, N6 6LR

Approx Gross Internal Area = 98 sq m / 1055 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 110.6 sq m / 1190 sq ft



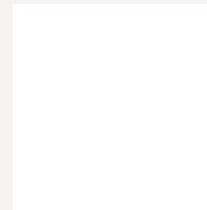
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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