



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Southwood Lane, Highgate, N6**  
**Price £900,000 - Share of Freehold**



This spacious, beautifully renovated garden flat in an elegant mansion block seamlessly blends period charm with modern comfort. A private entrance leads into a generous reception room, a large kitchen with dining area, and two double bedrooms, the primary bedroom featuring a stylish full en-suite bathroom. A second shower room and ample storage enhance everyday practicality, while original parquet flooring, hand crafted cabinetry, and soaring ceilings, add warmth and character throughout. Step out onto your private patio, perfect for morning coffee or evening unwinding, which opens directly onto lush communal gardens. Ideally located just moments from Highgate Underground station and the vibrant cafés and boutiques of Highgate Village, this is a rare opportunity to own a truly exceptional home.

#### Material Information:

The property is held on a 999 year lease from the 25th March 1990. The service charge is £2,400 per annum, payable by monthly instalments of £200, and the building is self managed by the residents. This includes the properties contribution towards the buildings insurance. The property has gas central heating and fibre broadband is available. The building is serviced by electricity, and mains water and sewerage. There is street CPZ street parking available and mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band E

Approx. Floor Area: 954 sqft (88.63 sqm)

Remaining Lease Term: 964 years

Annual Service Charge: £2,400

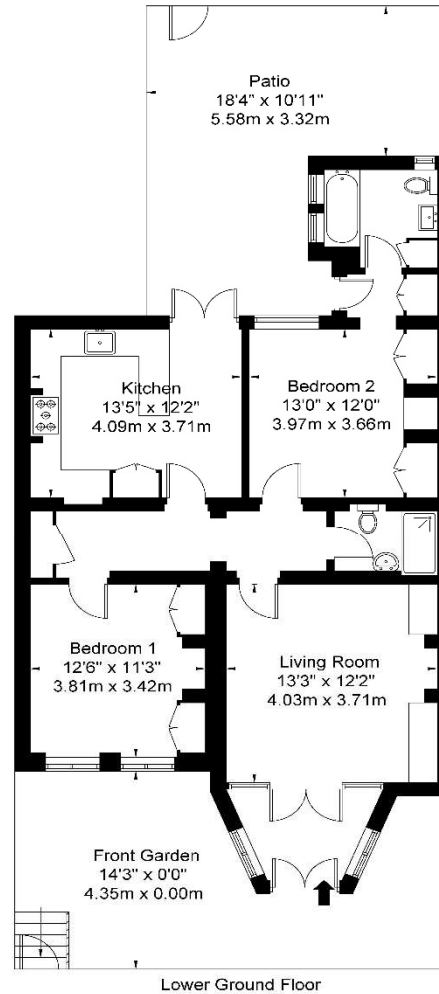


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# Southwood Mansions Southwood Lane N6 5SZ

Approx Gross Internal Area = 88.7 sq m / 954 sq ft



Lower Ground Floor

Ref

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**BLEU  
PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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